

RANA NIGHAT R
7616 BRAELANDS DR
SUMMERFIELD, NC 27358

00-00-30-0090-000A-1240

BUILDING CHARACTERISTICS																	MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	8											
ELEMENT		CD		CONSTRUCTION										TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																						
Floor		POOL		4 100										0090000		0				1982	1982	100	100	0				VALUATION BY										STANDARD											
Recreation		POOL		POOL 100										1	CONDO	-	0%	-	0										Tax Group: 8										Tax Dist:										
Recreation		TENNIS CT		TENNIS CT 100																									BUILDING MARKET VALUE										540,000										
Location		EXTERIOR		EXTERIOR 100																									TOTAL MARKET OB/XF VALUE										0										
View Lump Sum		OCEAN		OCEAN 100																									TOTAL LAND VALUE - MARKET										0										
Desirability		4TH FLOOR		4TH FLOOR 100																									TOTAL MARKET VALUE										540,000										
Balcony FOP/PATIO		FOP/PATIO		FOP/PATIO 100																									SOH/AGL Deduction										47,506										
Parking		OPEN		OPEN 100																									ASSESSED VALUE										492,494										
Bedrooms				2 100																									TOTAL EXEMPTION VALUE										0										
Bathrooms				2 100																									BASE TAXABLE VALUE										492,494										
Oth Rooms				2 100																									TOTAL JUST VALUE										540,000										
User Definition		ORIGINAL		ORIGINAL 100																									NCON VALUE										0										
																													INCOME VALUE																				
																													PREVIOUS YEAR MKT VALUE										491,000										