

MARSH COVE SOMERSET LLC
3190 NORTHEAST EXPRESSWAY, SUITE 400
ATLANTA, GA 30341

00-00-30-0385-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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				1 100		0385000				0						1974		1974		100		100		0						VALUATION BY									
Recreation PLAYGROUND				PLAYGROUND 100		1		CONDO - 0% - 0								SQFT=1165						HX Base Yr								STANDARD									
Recreation POOL				POOL 100																										Tax Group: 8									
Recreation TENNIS CT				TENNIS CT 100																										Tax Dist:									
Location CORNER				CORNER 100																										BUILDING MARKET VALUE									
View Lump SUMICAL				TYPICAL 100																										TOTAL MARKET OB/XF VALUE									
Balcony FOP/PATIO				FOP/PATIO 100																										TOTAL LAND VALUE - MARKET									
Parking OPEN				OPEN 100																										TOTAL MARKET VALUE									
Bedrooms				3 100																										SOH/AGL Deduction									
Bathrooms				2 100																										ASSESSED VALUE									
Oth Rooms				2 100																										TOTAL EXEMPTION VALUE									
																														BASE TAXABLE VALUE									
																														TOTAL JUST VALUE									
																														NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									
Quality		02		Quality Level 02																																			
DOR CODE		0400		CONDOMINIUM																																			
MAP NUM				MKT AREA																										02									
NEIGHBORHOOD/LOC				2023.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															