

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

00-00-30-0385-0076-0000

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				2 100		0385000				0						1974		1974		100		100		0						VALUATION BY									
Recreation PLAYGROUND				PLAYGROUND 100		1		CONDO - 0% - 0								SQFT=1003						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 TYPICAL				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				2 100																										SOH/AGL Deduction									
Bathrooms				1 100																										ASSESSED VALUE									
Oth Rooms				2 100																										TOTAL EXEMPTION VALUE									
																														BASE TAXABLE VALUE									
																														TOTAL JUST VALUE									
																														NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									