

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

00-00-30-0385-0099-0000

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			2 100				0385000		0				1974	1974	100	100	0			VALUATION BY										STANDARD				
Recreation PLAYGROUND			PLAYGROUND 100				1	CONDO	-	0%	-	0	SQFT=1003				HX Base Yr				Tax Group: 8										Tax Dist:			
Recreation POOL			POOL 100																	BUILDING MARKET VALUE										183,550				
Recreation TENNIS CT			TENNIS CT 100																	TOTAL MARKET OB/XF VALUE										0				
Location CORNER			CORNER 100																	TOTAL LAND VALUE - MARKET										0				
View Lump SUMICAL			TYPICAL 100																	TOTAL MARKET VALUE										183,550				
Balcony FOP/PATIO			FOP/PATIO 100																	SOH/AGL Deduction										103,653				
Parking OPEN			OPEN 100																	ASSESSED VALUE										79,897				
Bedrooms			2 100																	TOTAL EXEMPTION VALUE										0				
Bathrooms			1 100																	BASE TAXABLE VALUE										79,897				
Oth Rooms			2 100																	TOTAL JUST VALUE										183,550				
																				NCON VALUE										0				
																				INCOME VALUE										0				
																				PREVIOUS YEAR MKT VALUE										125,375				
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																														