

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

00-00-30-0385-0116-0000

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 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				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											
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																																	