

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					0545000		0				1986	1986	100	100	0		VALUATION BY					STANDARD												
Recreation		FITNESS CT	FITNESS CT 100					1 CONDO - 0% - 0										SQFT=2279					HX Base Yr					Tax Group: 5					Tax Dist:				
Recreation		POOL	POOL 100																				BUILDING MARKET VALUE					1,189,000									
Recreation		TENNIS CT	TENNIS CT 100																				TOTAL MARKET OB/XF VALUE					0									
Location		EXTERIOR	EXTERIOR 100																				TOTAL LAND VALUE - MARKET					0									
View Lump Sum		OCEAN	OCEAN 100																				TOTAL MARKET VALUE					1,189,000									
View Lump Sum		POOL	POOL 100																				SOH/AGL Deduction					427,910									
Desirability		FLAT	FLAT 100																				ASSESSED VALUE					761,090									
Balcony FOP/PATIO			FOP/PATIO 100																				TOTAL EXEMPTION VALUE					0									
Parking		ATT GARAGE	ATT GARAGE 100																				BASE TAXABLE VALUE					761,090									
Bedrooms			3 100																				TOTAL JUST VALUE					1,189,000									
Bathrooms			3 100																				NCON VALUE					0									
Oth Rooms			2 100																				INCOME VALUE														
User Defined		FIREPLACE	FIREPLACE 100																				PREVIOUS YEAR MKT VALUE					1,132,000									
Quality		05	Quality Level 05																																		
DOR CODE		0400	CONDOMINIUM																																		
MAP NUM			MKT AREA										10																								
NEIGHBORHOOD/LOC		10004.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																													