

SISSYBALL LLC
5100 CATALPA CREEK DRIVE
CINCINNATI, OH 45242

00-00-31-1170-0003-00A0

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMNT		CD		CONSTRUCTION				TYPE		MDL	EFF. AREA	TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY												
Floor				3 100				1170000			0						1983		1983	100	100	0				VALUATION BY										STANDARD			
Location		EXTERIOR		EXTERIOR 100				1		CONDO - 0% - 0				SQFT=1030						HX Base Yr						Tax Group: 2										Tax Dist:			
View Lump Sum		OCEAN		OCEAN 100																						BUILDING MARKET VALUE										627,000			
Desirability		3RD FLOOR		3RD FLOOR 100																						TOTAL MARKET OB/XF VALUE										0			
Balcony FOP/PATIO		FOP/PATIO		FOP/PATIO 100																						TOTAL LAND VALUE - MARKET										0			
Parking		OPEN		OPEN 100																						TOTAL MARKET VALUE										627,000			
Bedrooms				2 100																						SOH/AGL Deduction										187,770			
Bathrooms				2 100																						ASSESSED VALUE										439,230			
Oth Rooms				2 100																						TOTAL EXEMPTION VALUE										0			
																										BASE TAXABLE VALUE										439,230			
																										TOTAL JUST VALUE										627,000			
																										NCON VALUE										0			
																										INCOME VALUE													
																										PREVIOUS YEAR MKT VALUE										471,900			