

C&M PROPERTY HOLDINGS LLC
5850 T G LEE BLVD SUITE 180
ORLANDO, FL 32822

00-00-31-1203-000A-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										2													
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										0120300			0					1900		1980	100	100		0				VALUATION BY										STANDARD											
Location		EXTERIOR		EXTERIOR 100										1		CONDO	-	0%	-	0	SQFT=1173					HX		Base Yr						Tax Group: 2										Tax Dist:									
Desirability		1ST FLOOR		1ST FLOOR 100																													BUILDING MARKET VALUE										353,607										
Parking		STREET/LOT		STREET/LOT 100																													TOTAL MARKET OB/XF VALUE										0										
																																	TOTAL LAND VALUE - MARKET										0										
																																	TOTAL MARKET VALUE										353,607										
																																	SOH/AGL Deduction										124,102										
																																	ASSESSED VALUE										229,505										
																																	TOTAL EXEMPTION VALUE										HI 0										
																																	BASE TAXABLE VALUE										229,505										
																																	TOTAL JUST VALUE										353,607										
																																	NCON VALUE										0										
																																	INCOME VALUE																				
																																	PREVIOUS YEAR MKT VALUE										243,867										