

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			3 100				1225000		0				1985	1985	100	100	0			VALUATION BY																	
Location		EXTERIOR	EXTERIOR 100				1	CONDO - 0% - 0										SQFT=801					HX Base Yr					STANDARD									
View Lump Sum		OCEAN	OCEAN 100																																		
Desirability		3RD FLOOR	3RD FLOOR 100																																		
Balcony FOP/PATIO			FOP/PATIO 100																																		
Parking		OPEN	OPEN 100																																		
Bedrooms			2 100																																		
Bathrooms			1 100																																		
Oth Rooms			2 100																																		
Quality		03	Quality Level 03																																		
DOR CODE		0400	CONDOMINIUM																																		
MAP NUM			MKT AREA		01																																
NEIGHBORHOOD/LOC		1088.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	