

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		01	1 100										1287300		0				1983	1983	100	100		0			VALUATION BY					STANDARD																				
Recreation Clubhouse		01	CLUBHOUSE 100										1 CONDO - 0% - 0										SQFT=1352										HX Base Yr										Tax Group: 2					Tax Dist:				
Recreation Pool		01	POOL 100																														BUILDING MARKET VALUE					339,000														
Recreation Tennis CT		01	TENNIS CT 100																														TOTAL MARKET OB/XF VALUE					0														
Location Corner		01	CORNER 100																														TOTAL LAND VALUE - MARKET					0														
View Lump Sum		01	TYPICAL 100																														TOTAL MARKET VALUE					339,000														
Desirability		01	1ST FLOOR 100																														SOH/AGL Deduction					57,160														
Balcony FOP/PATIO		01	FOP/PATIO 100																														ASSESSED VALUE					281,840														
Parking		01	OPEN 100																														TOTAL EXEMPTION VALUE					0														
Bedrooms		01	3 100																														BASE TAXABLE VALUE					281,840														
Bathrooms		01	2 100																														TOTAL JUST VALUE					339,000														
Oth Rooms		01	2 100																														NCON VALUE					0														
																																	INCOME VALUE																			
																																	PREVIOUS YEAR MKT VALUE					292,000														