

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										2
Floor		0	3 100										1425300		0						1983	1983	100	100		0			VALUATION BY										STANDARD
Recreation Clubhouse		0	CLUBHOUSE 100										1	CONDO - 0% - 0				SQFT=791						HX Base Yr					Tax Group: 2										Tax Dist:
Recreation Pool		0	POOL 100																										BUILDING MARKET VALUE										312,000
Recreation Tennis Ct		0	TENNIS CT 100																										TOTAL MARKET OB/XF VALUE										0
Location Exterior		0	EXTERIOR 100																										TOTAL LAND VALUE - MARKET										0
View Lump Sum		0	TYPICAL 100																										TOTAL MARKET VALUE										312,000
Desirable 3rd Floor		0	3RD FLOOR 100																										SOH/AGL Deduction										8,400
Balcony		0	FSP 100																										ASSESSED VALUE										303,600
Parking		0	OPEN 100																										TOTAL EXEMPTION VALUE										0
Bedrooms		0	2 100																										BASE TAXABLE VALUE										303,600
Bathrooms		0	2 100																										TOTAL JUST VALUE										312,000
Oth Rooms		0	2 100																										NCON VALUE										0
																													INCOME VALUE										
																													PREVIOUS YEAR MKT VALUE										276,000
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