

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	
Recreation	POOL	POOL 100	
Location	END	END 100	
View	OCEAN	OCEAN 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		3 100	
Bathrooms		2 100	
Oth Rooms		2 100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		1900000		0		1986	1986	100	100	0	
1 CONDO - 0% - 0			SQFT=1325			HX Base Yr					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			865,500
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			865,500
SOH/AGL Deduction			213,310
ASSESSED VALUE			652,190
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			652,190
TOTAL JUST VALUE			865,500
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			721,500

Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009708	REMODEL	41,789	11/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2317/1537	11/08/2019	WD Q	I	01	685,000	
GRANTOR: GHG REAL ESTATE PROPE						
GRANTEE: HOGAN ROBERT T & WE						
1906/0470	12/12/2013	WD U	I	11	100	
GRANTOR: GUNN D FRANK & GAIL H						
GRANTEE: GHG REAL ESTATE PRO						

BLD DATE	XF DATE	LGL DATE	LAND DATE

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

BUILDING NOTES											
BUILDING DIMENSIONS											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

TOTAL OB/XF											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		

REVIEW DATE	BY	Total Acres	Total Land Value	Market	Agricultural	Common
10/14/2021	JW	0.00	0	0	0	0