

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
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			6 100				1508300		0				2001	2001	100	100	0			VALUATION BY		STANDARD															
Recreation		POOL	POOL 100				1	CONDO - 0% - 0										SQFT=3230										HX Base Yr									
Location		SOUTH	SOUTH 100																	Tax Group: 5		Tax Dist:															
View		OCEAN	OCEAN 100																	BUILDING MARKET VALUE		2,808,000															
Desirability		6TH FLOOR	6TH FLOOR 100																	TOTAL MARKET OB/XF VALUE		0															
Balcony		OPEN	OPEN 100																	TOTAL LAND VALUE - MARKET		0															
Parking		U/G GARAGE	U/G GARAGE 100																	TOTAL MARKET VALUE		2,808,000															
Bedrooms			4 100																	SOH/AGL Deduction		520,609															
Bathrooms			4 100																	ASSESSED VALUE		2,287,391															
Oth Rooms			2 100																	TOTAL EXEMPTION VALUE		0															
																				BASE TAXABLE VALUE		2,287,391															
																				TOTAL JUST VALUE		2,808,000															
																				NCON VALUE		0															
																				INCOME VALUE		0															
																				PREVIOUS YEAR MKT VALUE		2,470,500															
Quality		05	Quality Level 05																	PERMIT NUM		DESCRIPTION		AMT		ISSUED											
DOR CODE		0400	CONDOMINIUM																	B0618283		XF0B		6,300		10/31/2006											
MAP NUM			MKT AREA				10																														
NEIGHBORHOOD/LOC		10011.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																													