

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		2		POOLS		3 100		3123830		0		1		CONDO - 100% - 2015		SQFT=3059		2003		2003		100		100		0		HX Base Yr 2015		VALUATION BY					STANDARD											
Recreation		2		POOLS		100																								Tax Group: 5					Tax Dist:											
Recreation		TENNIS CT		TENNIS CT		100																								BUILDING MARKET VALUE					2,385,100											
Location		SOUTH		SOUTH		100																								TOTAL MARKET OB/XF VALUE					0											
View		OCEAN		OCEAN		100																								TOTAL LAND VALUE - MARKET					0											
Desirability		3RD FLOOR		3RD FLOOR		100																								TOTAL MARKET VALUE					2,385,100											
Balcony		1100SF FOP		1100SF FOP		100																								SOH/AGL Deduction					1,118,490											
Parking		U/G GAR 2		U/G GAR 2		100																								ASSESSED VALUE					1,266,610											
Bedrooms		3		100																										TOTAL EXEMPTION VALUE					HX HB 50,000											
Bathrooms		3.5		100																										BASE TAXABLE VALUE					1,216,610											
Oth Rooms		3		100																										TOTAL JUST VALUE					2,385,100											
																														NCON VALUE					0											
																														INCOME VALUE																
																														PREVIOUS YEAR MKT VALUE					2,208,000											