

BLIND AMBITION OF FLORIDA LLC
505 MISTY MORNING DRIVE
FLUSHING, MI 48433

2024



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			7 100	0090000												772				1982	1982	100	100	0				VALUATION BY		STANDARD													
Recreation POOL			POOL 100	1 CONDO - 0% - 0																				HX Base Yr										Tax Group: 8		Tax Dist:							
Recreation TENNIS CT			TENNIS CT 100																															BUILDING MARKET VALUE		527,850							
Location INTERIOR			INTERIOR 100																															TOTAL MARKET OB/XF VALUE		0							
View Lump Sum OCEAN			OCEAN 100																															TOTAL LAND VALUE - MARKET		0							
Desirability 7TH FLOOR			7TH FLOOR 100																															TOTAL MARKET VALUE		527,850							
Balcony FOP/PATIO			FOP/PATIO 100																															SOH/AGL Deduction		104,725							
Parking OPEN			OPEN 100																															ASSESSED VALUE		423,125							
Bedrooms			1 100																															TOTAL EXEMPTION VALUE		0							
Bathrooms			1 100																															BASE TAXABLE VALUE		423,125							
Oth Rooms			2 100																															TOTAL JUST VALUE		527,850							
User Defined ORIGINAL			ORIGINAL 100																															NCON VALUE		0							
																																		INCOME VALUE									
																																		PREVIOUS YEAR MKT VALUE		501,400							
Quality		03	Quality Level 03																																								
DOR CODE		0400	CONDOMINIUM																																								
MAP NUM			MKT AREA																																03								
NEIGHBORHOOD/LOC			3002.00																																								
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																		