

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	5 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD	
Floor		Recreation POOL		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		Tax Group: 2		Tax Dist:	
Recreation	POOL	POOL 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		BUILDING MARKET VALUE		672,000	
Recreation	TENNIS CT	TENNIS CT 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		TOTAL MARKET OB/XF VALUE		0	
Location	INTERIOR	INTERIOR 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		TOTAL LAND VALUE - MARKET		0	
View Lump Sum	OCEAN	OCEAN 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		TOTAL MARKET VALUE		672,000	
Desirable	5TH FLOOR	5TH FLOOR 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		SOH/AGL Deduction		12,800	
Balcony FOP/PATIO	FOP/PATIO	FOP/PATIO 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		ASSESSED VALUE		659,200	
Parking	OPEN	OPEN 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		TOTAL EXEMPTION VALUE		HX HB 50,000	
Bedrooms		3 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		BASE TAXABLE VALUE		609,200	
Bathrooms		2 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		TOTAL JUST VALUE		672,000	
Oth Rooms		2 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		NCON VALUE		0	
User Defined	ORIGINAL	ORIGINAL 100		1010000		1,596				EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		INCOME VALUE			
										EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		PREVIOUS YEAR MKT VALUE		640,000	
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