

1405 PARK AVENUE LLC
8345 SE 167TH FORSYTH ST
THE VILLAGES, FL 32162

00-00-31-102T-0201-0000

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										2							
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				2 100		1632200				1,194								2001		2001		100		100		0						VALUATION BY										STANDARD									
Location		EXTERIOR		EXTERIOR 100		1		CONDO - 0% - 0																								Tax Group: 2										Tax Dist:									
Balcony		FOP		FOP 100																												BUILDING MARKET VALUE										215,398									
Parking		OPEN		OPEN 100																												TOTAL MARKET OB/XF VALUE										0									
																																TOTAL LAND VALUE - MARKET										0									
																																TOTAL MARKET VALUE										215,398									
																																SOH/AGL Deduction										26,137									
																																ASSESSED VALUE										189,261									
																																TOTAL EXEMPTION VALUE										0									
																																BASE TAXABLE VALUE										189,261									
																																TOTAL JUST VALUE										215,398									
																																NCON VALUE										0									
																																INCOME VALUE										2,494,600									
																																PREVIOUS YEAR MKT VALUE										195,816									
Quality		03		Quality Level 03																																															
DOR CODE		0417		CONDO OFFICE																																															
MAP NUM				MKT AREA																																						01									
NEIGHBORHOOD/LOC		1031.200																																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																											