

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			3 100					1225000		801					1985	1985	100	100	0			VALUATION BY														
Location		EXTERIOR	EXTERIOR 100					1 CONDO - 0% - 0																	STANDARD											
View Lump Sum		OCEAN	OCEAN 100																						Tax Group: 2											
Desirable FLOOR		3RD FLOOR	3RD FLOOR 100																						Tax Dist:											
Balcony FOP/PATIO		FOP/PATIO	FOP/PATIO 100																						BUILDING MARKET VALUE											
Parking		OPEN	OPEN 100																						TOTAL MARKET OB/XF VALUE											
Bedrooms			2 100																						TOTAL LAND VALUE - MARKET											
Bathrooms			1 100																						TOTAL MARKET VALUE											
Oth Rooms			2 100																						TOTAL LAND VALUE - MARKET											
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