

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			1 100				1250000		1,609				1974	1974	100	100	0				VALUATION BY		STANDARD																
Recreation CLUBHOUSE			CLUBHOUSE 100				1	CONDO - 0% - 0													HX Base Yr		Tax Group: 2		Tax Dist:														
Recreation POOL			POOL 100																				425,000																
Recreation TENNIS CT			TENNIS CT 100																				0																
Location INTERIOR			INTERIOR 100																				0																
View Lump SUMICAL			TYPICAL 100																				425,000																
Balcony FOP/PATIO			FOP/PATIO 100																				118,520																
Parking OPEN			OPEN 100																				306,480																
Bedrooms			3 100																				0																
Bathrooms			2.5 100																				306,480																
Oth Rooms			3 100																				425,000																
																							0																
																							0																
																							0																
																							0																
Quality		03	Quality Level 03																																				
DOR CODE		0400	CONDOMINIUM																																				
MAP NUM			MKT AREA				01																																
NEIGHBORHOOD/LOC		1020.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			