

ELEMENT		CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor			2 100	1425300		791				1983	1983	100	100	0	
Recreation	CLUBHOUSE		CLUBHOUSE 100	1 CONDO - 0% - 0											
Recreation	POOL		POOL 100	HX Base Yr											
Recreation	TENNIS CT		TENNIS CT 100												
Location	EXTERIOR		EXTERIOR 100												
View Lump	TYPICAL		TYPICAL 100												
Desirability	2ND FLOOR		2ND FLOOR 100												
Balcony	FSP		FSP 100												
Parking	OPEN		OPEN 100												
Bedrooms			2 100												
Bathrooms			2 100												
Oth Rooms			2 100												
User Defined	REMODEL		REMODEL 100												
Quality 03 Quality Level 03															
DOR CODE 0400 CONDOMINIUM															
MAP NUM MKT AREA 01															
NEIGHBORHOOD/LOC 1087.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											
TOTALS 791 791															

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION BY				STANDARD	
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				309,000	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				309,000	
SOH/AGL Deduction				62,592	
ASSESSED VALUE				246,408	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				246,408	
TOTAL JUST VALUE				309,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				321,360	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
<b>SALES DATA</b>					
OFF RECORD Number	DATE	TYPE INST	Q U / V I /	RSN CD	SALE PRICE
2235/0653	10/18/2018	WD U	I	11	100
GRANTOR: OVERSTREET CHARLES N					
GRANTEE: CS2G LLC					
2220/0730	8/30/2018	WD Q	I	01	170,000
GRANTOR: BONNELL FORSTNER LIVI					
GRANTEE: OVERSTREET CHARLES					
<b>BUILDING NOTES</b>					
<b>BUILDING DIMENSIONS</b>					

LAND DESCRIPTION															TOTAL OB/XF										0				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					