

BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		3 100	1527100		1,739				1997	1997	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr	
Recreation	TENNIS CT	TENNIS CT 100													
Location	END	END 100													
View Lump Sum	OCEAN	OCEAN 100													
Desirability	FLOOR	3RD FLOOR 100													
Balcony	FOP/PATIO	FOP/PATIO 100													
Parking	OPEN	OPEN 100													
Bedrooms		3 100													
Bathrooms		3 100													
Oth Rooms		2 100													
Quality			04 Quality Level 04												
DOR CODE			0400 CONDOMINIUM												
MAP NUM			MKT AREA										03		
NEIGHBORHOOD/LOC			3025.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											
TOTALS	1,739		1,739												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	1,351,350		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	1,351,350		
SOH/AGL Deduction	272,308		
ASSESSED VALUE	1,079,042		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,079,042		
TOTAL JUST VALUE	1,351,350		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,325,100		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000732	REMODEL	5,000	02/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0814/0304	11/19/1997	WD	Q	I		316,400	

GRANTOR: NASSAU BEACH DEVELOPM
 GRANTEE: KENDRICK JOHN P

BUILDING NOTES							

BUILDING DIMENSIONS							

LAND DESCRIPTION															TOTAL OB/XF									
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