

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
Floor		2 100	8314022		1,537				1974	1974	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										HX Base Yr	
Location	END	END 100												
View	GC/OCEAN	GC/OCEAN 100												
Balcony	FOP	FOP 100												
Parking	OPEN	OPEN 100												
Bedrooms		3 100												
Bathrooms		3 100												
Oth Rooms		2 100												
Quality	03	Quality Level 03												
DOR CODE	0400	CONDOMINIUM												
MAP NUM		MKT AREA	10											
NEIGHBORHOOD/LOC		10008.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS	1,537		1,537											

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		962,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		962,000
SOH/AGL Deduction		171,386
ASSESSED VALUE		790,614
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		790,614
TOTAL JUST VALUE		962,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		953,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2225/1922	9/24/2018	WD	Q	I	01	675,000
GRANTOR: BEAUCHAMP ROBERT S &						
GRANTEE: GOLDEN RICHARD & KE						
1630/1740	7/16/2009	WD	U	I	16	168,800
GRANTOR: ANSLEY SHARON B						
GRANTEE: D GHEGAN PARTNERS L						

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