



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		1	100	8316000		1,210				1974	1974	100	100	0	
Recreation	POOL	POOL 100		1 CONDO - 0% - 2024											
Location	CORNER	CORNER 100		HX Base Yr											
View	GOLFCOURSE	GOLFCOURSE 100													
Desirability	FLOOR	1ST FLOOR 100													
Balcony	FOP/PATIO	FOP/PATIO 100													
Parking	OPEN	OPEN 100													
Bedrooms		2 100													
Bathrooms		2 100													
Oth Rooms		2 100													
Quality 03 Quality Level 03															
DOR CODE 0400 CONDOMINIUM															
MAP NUM MKT AREA 10															
NEIGHBORHOOD/LOC 10012.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											
TOTALS 1,210 1,210															

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VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 5		Tax Dist:				
BUILDING MARKET VALUE		482,000				
TOTAL MARKET OB/XF VALUE		0				
TOTAL LAND VALUE - MARKET		0				
TOTAL MARKET VALUE		482,000				
SOH/AGL Deduction		0				
ASSESSED VALUE		482,000				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		482,000				
TOTAL JUST VALUE		482,000				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		468,000				
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0431	3/24/2023	WD	Q	I	01	570,000
GRANTOR: SEFTON LIVING TRUST						
GRANTEE: TRUJILLO MARCELO &						
2183/1698	3/16/2018	WD	Q	I	01	201,000
GRANTOR: HOLZENDORF KING & KEV						
GRANTEE: SEFTON LIVING TRUST						
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