

ELEMENT		CD	CONSTRUCTION	
Floor			4	100
Recreation	POOL		POOL	100
Location	CORNER		CORNER	100
View	WOODS		WOODS	100
Desirability	4TH FLOOR		4TH 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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
83	16000	1,210				1974	1974	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
TOTALS 0											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 5				Tax Dist:		
BUILDING MARKET VALUE				469,950		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				469,950		
SOH/AGL Deduction				0		
ASSESSED VALUE				469,950		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				469,950		
TOTAL JUST VALUE				469,950		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				456,300		
PERMIT NUM				DESCRIPTION		
AMT				ISSUED		
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1788	4/25/2022	WD	Q	I	01	565,000
GRANTOR: CRUM FRANKLIN CHARLES						
GRANTEE: WEST JED & JILL JEN						
2191/0978	4/20/2018	WD	Q	I	01	265,000
GRANTOR: SHEA JEFFREY T & KAY						
GRANTEE: CRUM FRANKLIN CHARL						
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
REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0																								