



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	8330021		2,438				1980	1980	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												
Location	INTERIOR	INTERIOR 100	HX Base Yr												
View	GC/OCEAN	GC/OCEAN 100													
Balcony	PATIO/DECK	PATIO/DECK 100													
Parking	ATT GARAGE	ATT GARAGE 100													
Bedrooms		3 100													
Bathrooms		3.5 100													
Oth Rooms		3 100													
User Design	COND	ORIG COND 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 2,438 2,438															

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,404,000		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	1,404,000		
SOH/AGL Deduction	400		
ASSESSED VALUE	1,403,600		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,403,600		
TOTAL JUST VALUE	1,404,000		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,276,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2479/0245	7/09/2021	DG	U	I	11	100
GRANTOR: JOHNSON JOHN A & GLEN						
GRANTEE: HICKS JOHN S & JACQ						
0894/1623	8/10/1999	WD	Q	I		507,500
GRANTOR: CSK CORP						
GRANTEE: JOHNSON JOHN A 7 GL						

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	