

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	VALUATION SUMMARY														
																						VALUATION BY					STANDARD									
																							Tax Group: 4					Tax Dist:								
																							BUILDING MARKET VALUE					0								
																							TOTAL MARKET OB/XF VALUE					0								
																							TOTAL LAND VALUE - MARKET					0								
																							TOTAL MARKET VALUE					0								
																							SOH/AGL Deduction					0								
																							ASSESSED VALUE					0								
																							TOTAL EXEMPTION VALUE					0								
																							BASE TAXABLE VALUE					0								
																							TOTAL JUST VALUE					0								
																							NCON VALUE					0								
																							INCOME VALUE					0								
																							PREVIOUS YEAR MKT VALUE					0								
DOR CODE		N. NOTE RECORD																		PERMIT NUM					ISSUED											
MAP NUM		MKT AREA																		DESCRIPTION					AMT	ISSUED										
NEIGHBORHOOD/LOC		4031.00																		SALES DATA																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE															
															1601/0859	1/20/2009	CT	U	V	18	100															
																				GRANTOR: CLERK OF COURT																
																				GRANTEE: SUNTRUST BANK																
																				1362/0691	10/27/2005	WD	Q	V												1,050,000
																				GRANTOR: TERRAPOINTE LLC																
																				GRANTEE: MAGNOLIA COVE LLC																
																				BUILDING NOTES																
																				BUILDING DIMENSIONS																
																				TOTAL OB/XF					0											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																				
LAND DESCRIPTION												TOTAL OB/XF										0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												