

HURRICANE SHOALS REALTY PARTNERS LLC
5237 BLACK SQUIRREL RUN
LITTLETON, OH 80125

00-00-30-0090-000A-1300



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	8																													
ELEMENT		CD		CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																								
Floor				6 100				0090000		1,230	0090000			1982	1982	100	100	0		VALUATION BY										STANDARD																														
Recreation		POOL		POOL 100				1	CONDO	- 0%	- 0										Tax Group: 8										Tax Dist:																													
Recreation		TENNIS CT		TENNIS CT 100																	BUILDING MARKET VALUE										942,900																													
Location		INTERIOR		INTERIOR 100																	TOTAL MARKET OB/XF VALUE										0																													
View Lump Sum		OCEAN		OCEAN 100																	TOTAL LAND VALUE - MARKET										0																													
Desirability		5TH FLOOR		6TH FLOOR 100																	TOTAL MARKET VALUE										942,900																													
Balcony FOP/PATIO				FOP/PATIO 100																	SOH/AGL Deduction										107,165																													
Parking		OPEN		OPEN 100																	ASSESSED VALUE										835,735																													
Bedrooms				2 100																	TOTAL EXEMPTION VALUE										0																													
Bathrooms				2 100																	BASE TAXABLE VALUE										835,735																													
Oth Rooms				2 100																	TOTAL JUST VALUE										942,900																													
User Definition		ORIGINAL		ORIGINAL 100																	NCON VALUE										0																													
																					INCOME VALUE																																							
																					PREVIOUS YEAR MKT VALUE										897,750																													
Quality		03		Quality Level 03																	PERMIT NUM										DESCRIPTION										AMT										ISSUED									
DOR CODE		0400		CONDOMINIUM																	21004152										REMODEL										32,400										04/06/2021									
MAP NUM				MKT AREA																																																								
NEIGHBORHOOD/LOC		3002.00																																																										
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																		