

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		
Floor		1 100	0192300			1,149				1991	1991	100	100	0			
Recreation	POOL	POOL 100															
Recreation	TENNIS CT	TENNIS CT 100															
Location	CORNER	CORNER 100															
View Lump	PROJECT	PROJECT 100															
Balcony	FOP	FOP 100															
Parking 2	CAR GAR	2 CAR GAR 100															
Bedrooms		2 100															
Bathrooms		2 100															
Oth Rooms		2 100															
Quality			03	Quality Level 03													
DOR CODE			0400	CONDOMINIUM													
MAP NUM				MKT AREA			03										
NEIGHBORHOOD/LOC			3017.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS			1,149	1,149													

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		300,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		300,000
SOH/AGL Deduction		0
ASSESSED VALUE		300,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		300,000
TOTAL JUST VALUE		300,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1730	12/08/2022	QC	U	I	11	100
GRANTOR: TSEPAS SHARON LUREE T						
GRANTEE: TEE TIME AMELIA LLC						
1752/0032	8/05/2011	WD	U	I	30	100
GRANTOR: THOMPSON PEGGY L						
GRANTEE: THOMPSON PEGGY L TR						

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