

TADROS MAGY AYAD & TALAAT SADEK
2632 ELLWOOD DR NE
ATLANTA, GA 30305

00-00-31-1030-002F-0000

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																								
Floor			2 100		1030000		1,130				1974	1974	100	100	0			VALUATION BY					STANDARD																			
Recreation	POOL		POOL 100					1 CONDO - 0% - 2024										HX Base Yr					Tax Group: 2					Tax Dist:														
Location	INTERIOR		INTERIOR 100															BUILDING MARKET VALUE					554,800																			
View Lump Sum	OCEAN		OCEAN 100															TOTAL MARKET OB/XF VALUE					0																			
Desirability	2ND FLOOR		2ND FLOOR 100															TOTAL LAND VALUE - MARKET					0																			
Balcony FOP/PATIO			FOP/PATIO 100															TOTAL MARKET VALUE					554,800																			
Parking	OPEN SPC		1 OPEN SPC 100															SOH/AGL Deduction					0																			
Bedrooms			2 100															ASSESSED VALUE					554,800																			
Bathrooms			2 100															TOTAL EXEMPTION VALUE					0																			
Oth Rooms			2 100															BASE TAXABLE VALUE					554,800																			
																		TOTAL JUST VALUE					554,800																			
																		NCON VALUE					0																			
																		INCOME VALUE																								
																		PREVIOUS YEAR MKT VALUE					552,000																			
Quality		03	Quality Level 03															PERMIT NUM					DESCRIPTION					AMT					ISSUED									
DOR CODE		0400	CONDOMINIUM															20071109					H/AC					1,694					06/14/2007									
MAP NUM			MKT AREA																																							
NEIGHBORHOOD/LOC			1065.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					