

BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1250000
Recreation CLUBHOUSE		CLUBHOUSE 100	1 CONDO - 0% - 0
Recreation POOL		POOL 100	
Recreation TENNIS CT		TENNIS CT 100	
Location EXTERIOR		EXTERIOR 100	
View Lump TYPICAL		TYPICAL 100	
Balcony FOP/PATIO		FOP/PATIO 100	
Parking OPEN		OPEN 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Oth Rooms		3 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE		
TOTALS	1,803		1,803

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		1,803				1974	1974	100	100	0		
HX Base Yr												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			455,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			455,000
SOH/AGL Deduction			52,373
ASSESSED VALUE			402,627
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			402,627
TOTAL JUST VALUE			455,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101861	OTHER	400	10/27/2010
20090878	REPAIR/RRF	2,100	07/07/2009
20003667	XFOB	2,400	08/09/2000
5880	REPAIR/RRF	400	03/26/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0792	7/23/2019	WD	Q	I	02	298,900
GRANTOR: GFC TRUST						
GRANTEE: ROBERSON JIMMY R II						
1962/1949	1/16/2015	WD	U	I	30	156,800
GRANTOR: RADNOVICH MICHAEL & M						
GRANTEE: GFC TRUST						

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	