



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	15	2100		948			1983	1983	100	100	0		STANDARD				
Recreation	POOL	POOL 100	1												Tax Group: 2 Tax Dist:				
Location	INTERIOR	INTERIOR 100	1 CONDO - 0% - 2024												HX Base Yr				
View Lump Sum	OCEAN	OCEAN 100																	
Desirability	2ND FLOOR	2ND FLOOR 100																	
Balcony	FOP	FOP 100																	
Parking	OPEN/COVER	OPEN/COVER 100																	
Bedrooms		2 100																	
Bathrooms		2 100																	
Oth Rooms		2 100																	
Quality 03 Quality Level 03																			
DOR CODE 0400 CONDOMINIUM																			
MAP NUM			MKT AREA			01													
NEIGHBORHOOD/LOC			1089.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS			948		948														

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	606,800		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	606,800		
SOH/AGL Deduction	0		
ASSESSED VALUE	606,800		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	606,800		
TOTAL JUST VALUE	606,800		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	600,650		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071588	H/AC	2,500	08/24/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/176	10/17/2023	WD	Q	I	01	725,000
GRANTOR: MORAN DAVID & AVEEN						
GRANTEE: JALEK PROPERTIES LL						
1267/0935	10/20/2004	WD	U	I	12	460,000
GRANTOR: SCANLAN JOSEPH H						
GRANTEE: MORAN DAVID & AVEEN						

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