



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		3 100	152	100	948				1983	1983	100	100	0		STANDARD				
Recreation	POOL	POOL 100	1 CONDO - 0% - 2024										HX Base Yr						
Location	INTERIOR	INTERIOR 100																	
View Lump Sum	OCEAN	OCEAN 100																	
Desirability	FLOOR	3RD 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 BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		621,600
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		621,600
SOH/AGL Deduction		0
ASSESSED VALUE		621,600
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		621,600
TOTAL JUST VALUE		621,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2023-0		17,307	01/03/2024
20091361	H/AC	1,800	10/06/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/1371	6/12/2023	WD	Q	I	01	740,000
GRANTOR: MIRSCHEL ARLENE L						
GRANTEE: KMB ROCKY HILL LLC						
2122/1810	5/30/2017	WD	Q	I	01	422,000
GRANTOR: KELLUM HERBERT C JR &						
GRANTEE: MIRSCHEL ARLENE L						

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