

CTSD PROPERTIES LLC
5313 CLARIDGE SQUARE
DUNWOODY, GA 30338

00-SB-30-225V-0001-01C0

BUILDING CHARACTERISTICS																	MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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			1 100		2258300			2,093								2003	2003	100	100		0			VALUATION BY					STANDARD																	
Recreation		P00L	P00L 100					1 CONDO - 0% - 0														HX Base Yr		Tax Group: 8					Tax Dist:																	
Location		EXTERIOR	EXTERIOR 100																					BUILDING MARKET VALUE					624,000																	
View Lump Sum		P00L	P00L 100																					TOTAL MARKET OB/XF VALUE					0																	
Desirability		TOWNHOUSE	TOWNHOUSE 100																					TOTAL LAND VALUE - MARKET					0																	
Balcony FOP/PATIO			FOP/PATIO 100																					TOTAL MARKET VALUE					624,000																	
Parking		ATT GARAGE	ATT GARAGE 100																					SOH/AGL Deduction					25,183																	
Bedrooms			3 100																					ASSESSED VALUE					598,817																	
Bathrooms			3.5 100																					TOTAL EXEMPTION VALUE					0																	
Oth Rooms			2 100																					BASE TAXABLE VALUE					598,817																	
User Defined		FIREPLACE	FIREPLACE 100																					TOTAL JUST VALUE					624,000																	
																								NCON VALUE					0																	
																								INCOME VALUE																						
																								PREVIOUS YEAR MKT VALUE					594,000																	
Quality		04	Quality Level 04																																											
DOR CODE		0400	CONDOMINIUM																																											
MAP NUM																													03																	
NEIGHBORHOOD/LOC			3024.00																																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								