



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		4 100	831	2000					1975	1975	100	100	0		STANDARD			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										Tax Group: 5 Tax Dist:					
Location	CORNER	CORNER 100											BUILDING MARKET VALUE 1,118,000					
View	OCEAN	OCEAN 100											TOTAL MARKET OB/XF VALUE 0					
Desirability	4TH FLOOR	4TH FLOOR 100											TOTAL LAND VALUE - MARKET 0					
Balcony	FOP/PATIO	FOP/PATIO 100											TOTAL MARKET VALUE 1,118,000					
Parking	OPEN	OPEN 100											SOH/AGL Deduction 120,948					
Bedrooms		3 100											ASSESSED VALUE 997,052					
Bathrooms		3 100											TOTAL EXEMPTION VALUE 0					
Oth Rooms		2 100											BASE TAXABLE VALUE 997,052					
Quality 03 Quality Level 03													TOTAL JUST VALUE 1,118,000					
DOR CODE 0400 CONDOMINIUM													NCON VALUE 0					
MAP NUM MKT AREA 10													INCOME VALUE					
NEIGHBORHOOD/LOC 10008.00													PREVIOUS YEAR MKT VALUE 1,107,000					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													
TOTALS 1,794 1,794																		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0509438	OTHER	0	05/01/2005
M09533	MECH OTHER	0	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2785/306	5/02/2025	WD Q	I	01		1,400,000
GRANTOR: PRESLEY CHARLES A & K						
GRANTEE: BRAY JUNE K & CHARL						
1389/1424	2/16/2006	WD Q	I			1,075,000
GRANTOR: GENEVA PROPERTIES LLC						
GRANTEE: PRESLEY CHARLES A &						

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