

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
Floor		4 100	8317022			863				1982	1982	100	100	0	
Recreation	POOL	POOL 100													
Location	INTERIOR	INTERIOR 100													
View	OCEAN	OCEAN 100													
Desirability	4TH FLOOR	4TH FLOOR 100													
Balcony	OPEN	OPEN 100													
Parking	OPEN	OPEN 100													
Bedrooms		1 100													
Bathrooms		1 100													
Oth Rooms		2 100													
User Defined	REMODEL	REMODEL 100													
1 CONDO - 0% - 2024 HX Base Yr															
Quality	03	Quality Level 03													
DOR CODE	0400	CONDOMINIUM													
MAP NUM		MKT AREA													10
NEIGHBORHOOD/LOC		10009.00													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS	863			863											

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		506,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		506,000
SOH/AGL Deduction		0
ASSESSED VALUE		506,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		506,000
TOTAL JUST VALUE		506,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922961	REPAIR/RRF	20,000	10/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1643	3/02/2023	WD	Q	I	01	590,000
GRANTOR: B & D MANAGEMENT LLC						
GRANTEE: JKLM ROSE VENTURES						
2075/0697	9/30/2016	WD	Q	I	01	270,000
GRANTOR: SOTHERN WILLIAM						
GRANTEE: B & D MANAGEMENT LL						

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