

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		1 100	8330021		2,438				1980	1980	100	100	0		STANDARD				
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										HX Base Yr						
Location	INTERIOR	INTERIOR 100																	
View	GC/OCEAN	GC/OCEAN 100																	
Balcony	PATIO/DECK	PATIO/DECK 100																	
Parking	ATT GARAGE	ATT GARAGE 100																	
Bedrooms		3 100																	
Bathrooms		3.5 100																	
Oth Rooms		3 100																	
User De	COND	COND 100																	
Quality 03 Quality Level 03																			
DOR CODE 0400 CONDOMINIUM																			
MAP NUM			MKT AREA			10													
NEIGHBORHOOD/LOC			10008.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS			2,438		2,438														

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,418,000		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	1,418,000		
SOH/AGL Deduction	59,315		
ASSESSED VALUE	1,358,685		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,358,685		
TOTAL JUST VALUE	1,418,000		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,404,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0485	H/AC	950	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/1860	4/24/2020	WD	Q	I	01	1,105,000
GRANTOR: BECKHAM PAUL D & CHER						
GRANTEE: KOZMA MARTON A & HO						
1075/0366	8/15/2002	WD	Q	I	01	363,100
GRANTOR: BECKHAM PAUL D						
GRANTEE: BECKHAM CHERYL C (4						

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