

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	GC/OCEAN	GC/OCEAN 100
Balcony	PATIO/DECK	PATIO/DECK 100
Parking	DET GARAGE	DET GARAGE 100
Bedrooms		2 100
Bathrooms		2.5 100
Oth Rooms		2 100
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 1,632 1,632		

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
8330021		1,632				1980	1980	100	100	0
1 CONDO - 0% - 0										
HX Base Yr										
BLD DATE										
XF DATE										
INC DATE										
LGL DATE										
LAND DATE										
AG DATE										
TOTALS 0										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			1,255,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,255,000
SOH/AGL Deduction			151,800
ASSESSED VALUE			1,103,200
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,103,200
TOTAL JUST VALUE			1,255,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,243,000
PERMIT NUM DESCRIPTION AMT ISSUED			
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
2345/1156	1/08/2020	WD U	I 11 100
GRANTOR: WEHRMANN WALTER & LYN			
GRANTEE: WEHRMANN REVOCABLE			
1852/0430	4/17/2013	WD Q	I 02 720,000
GRANTOR: FRIEDMAN VIDOR E & AL			
GRANTEE: WEHRMANN WALTER A &			
BUILDING NOTES			
BUILDING DIMENSIONS			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

TOTAL OB/XF														
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