

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
Floor		1 100	0278300		1,477				2008	2008	100	100	0						
Recreation	POOL	POOL 100	1 CONDO - 100% - 2019											HX Base Yr 2019					
Location	INTERIOR	INTERIOR 100																	
View	WOODS	WOODS 100																	
Desirability	TOWNHOUSE	TOWNHOUSE 100																	
Balcony	FSP	FSP 100																	
Parking	B/I GARAGE	B/I GARAGE 100																	
Bedrooms		3 100																	
Bathrooms		2.5 100																	
Oth Rooms		2 100																	
Quality 03 Quality Level 03																			
DOR CODE 0400 CONDOMINIUM																			
MAP NUM			MKT AREA		04														
NEIGHBORHOOD/LOC			4076.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS	1,477			1,477															

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			248,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			248,000
SOH/AGL Deduction			86,097
ASSESSED VALUE			161,903
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			111,181
TOTAL JUST VALUE			248,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18887	CO ISSUED	0	07/06/2009
B0618887	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2217/0577	7/26/2018	WD	Q	I	01	175,000
GRANTOR: LESTER LINDA M						
GRANTEE: WILLIAMS DAVID K &						
1700/0283	8/30/2010	WD	Q	I	01	109,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: LESTER LINDA M						

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV