



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																																																																																																																																																																																
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REVIEW DATE 03/01/2024 BY DC Total Acres: 0.00 Total Land Value: 60,827 Market: 0 Agricultural: 0 Common: 60,827 PRINTED 07/30/2025 BY SYS																																																																																																																																																																																																		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/1203	2/18/2025	SW	Q	V	05	4,712,700
GRANTOR: VPAMH BLACKROCK COVE						
GRANTEE: AMH DEVELOPMENT LLC						

BUILDING NOTES

BUILDING DIMENSIONS