

MARSH COVE SOMERSET LLC
3190 NORTHEAST EXPRESSWAY, SUITE 400
ATLANTA, GA 30341

00-00-30-0385-0001-0000

BUILDING CHARACTERISTICS																	MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
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					0385000		1,165				1974	1974	100	100	0				VALUATION BY					STANDARD														
Recreation PLAYGROUND			PLAYGROUND 100					1 CONDO	0%	- 0												Tax Group: 2					Tax Dist:														
Recreation POOL			POOL 100																			BUILDING MARKET VALUE					202,326														
Recreation TENNIS CT			TENNIS CT 100																			TOTAL MARKET OB/XF VALUE					0														
Location CORNER			CORNER 100																			TOTAL LAND VALUE - MARKET					0														
View Lump SUMICAL			TYPICAL 100																			TOTAL MARKET VALUE					202,326														
Balcony FOP/PATIO			FOP/PATIO 100																			SOH/AGL Deduction					95,982														
Parking OPEN			OPEN 100																			ASSESSED VALUE					106,344														
Bedrooms			3 100																			TOTAL EXEMPTION VALUE					0														
Bathrooms			2 100																			BASE TAXABLE VALUE					106,344														
Oth Rooms			2 100																			TOTAL JUST VALUE					202,326														
																						NCON VALUE					0														
																						INCOME VALUE					0														
																						PREVIOUS YEAR MKT VALUE					238,030														
Quality		02	Quality Level 02																																						
DOR CODE		0400	CONDOMINIUM																																						
MAP NUM			MKT AREA																			02																			
NEIGHBORHOOD/LOC			2023.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				