

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

00-00-30-0385-0031-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1											
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				2 100		0385000				1,165								1974		1974		100		100		0				VALUATION BY											
Recreation PLAYGROUND				PLAYGROUND 100		1 CONDO		0% - 0																								STANDARD									
Recreation POOL				POOL 100																												Tax Group: 2									
Recreation TENNIS CT				TENNIS CT 100																												Tax Dist:									
Location CORNER				CORNER 100																												BUILDING MARKET VALUE									
View Lump SUMICAL				TYPICAL 100																												TOTAL MARKET OB/XF VALUE									
Balcony FOP/PATIO				FOP/PATIO 100																												TOTAL LAND VALUE - MARKET									
Parking OPEN				OPEN 100																												TOTAL MARKET VALUE									
Bedrooms				3 100																												SOH/AGL Deduction									
Bathrooms				2 100																												ASSESSED VALUE									
Oth Rooms				2 100																												TOTAL EXEMPTION VALUE									
																																BASE TAXABLE VALUE									
																																TOTAL JUST VALUE									
																																NCON VALUE									
																																INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE									