

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				1287300		798				1983	1983	100	100	0				VALUATION BY		STANDARD											
Recreation CLUBHOUSE			CLUBHOUSE 100				1 CONDO		0% - 0												Tax Group: 2		Tax Dist:											
Recreation POOL			POOL 100																		BUILDING MARKET VALUE		266,000											
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		266,000											
Desirability FLOOR			1ST FLOOR 100																		SOH/AGL Deduction		48,506											
Balcony FOP/PATIO			FOP/PATIO 100																		ASSESSED VALUE		217,494											
Parking OPEN			OPEN 100																		TOTAL EXEMPTION VALUE		0											
Bedrooms			2 100																		BASE TAXABLE VALUE		217,494											
Bathrooms			1 100																		TOTAL JUST VALUE		266,000											
0th Rooms			2 100																		NCON VALUE		0											
																					INCOME VALUE													
																					PREVIOUS YEAR MKT VALUE		285,500											
Quality		03	Quality Level 03																															
DOR CODE		0400	CONDOMINIUM																															
MAP NUM			MKT AREA				01																											
NEIGHBORHOOD/LOC		1086.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
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