

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											
Floor			5 100	3123834			3,059				2007	2007	100	100	0			VALUATION BY		STANDARD									
Recreation		2 POOLS	2 POOLS 100		1 CONDO	0%	- 0											Tax Group: 5		Tax Dist:									
Recreation		TENNIS CT	TENNIS CT 100															BUILDING MARKET VALUE		2,409,250									
Location		SOUTH	SOUTH 100															TOTAL MARKET OB/XF VALUE		0									
View Lump Sum		OCEAN	OCEAN 100															TOTAL LAND VALUE - MARKET		0									
Desirable		5TH FLOOR	5TH FLOOR 100															TOTAL MARKET VALUE		2,409,250									
Balcony		960SF FOP	960SF FOP 100															SOH/AGL Deduction		0									
Parking U/G GAR 2		U/G GAR 2 100																ASSESSED VALUE		2,409,250									
Bedrooms			3 100															TOTAL EXEMPTION VALUE		0									
Bathrooms			3.5 100															BASE TAXABLE VALUE		2,409,250									
Oth Rooms			3 100															TOTAL JUST VALUE		2,409,250									
																		NCON VALUE		0									
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE		2,674,900									
Quality		04	Quality Level 04															PERMIT NUM		DESCRIPTION		AMT		ISSUED					
DOR CODE		0400	CONDOMINIUM															B24013		REPAIR/RRF		35,785		10/01/2010					
MAP NUM			MKT AREA				10																						
NEIGHBORHOOD/LOC		10004.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
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