

SHALIMAR ESTATES LLC
116 LOVE BIRDS LANE
MURPHY, TX 75094

27-2N-28-004L-0923-0000

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		FITNESS CT		2 100										0045300				806								2000		2000		100		100		0				VALUATION BY										STANDARD									
Recreation		FITNESS CT		FITNESS CT 100										1 CONDO		0%		- 0																				Tax Group: 4										Tax Dist:									
Recreation		GAMEROOM		GAMEROOM 100																																BUILDING MARKET VALUE										188,500											
Recreation		POOL		POOL 100																																TOTAL MARKET OB/XF VALUE										0											
Location		INTERIOR		INTERIOR 100																																TOTAL LAND VALUE - MARKET										0											
View Lump Sum		TYPICAL		TYPICAL 100																																TOTAL MARKET VALUE										188,500											
Balcony		FSP		FSP 100																																SOH/AGL Deduction										16,175											
Parking		OPEN		OPEN 100																																ASSESSED VALUE										172,325											
Bedrooms				1 100																																TOTAL EXEMPTION VALUE										0											
Bathrooms				1 100																																BASE TAXABLE VALUE										172,325											
Oth Rooms				2 100																																TOTAL JUST VALUE										188,500											
User Def		FIREPLACE		FIREPLACE 100																																NCON VALUE										0											
																																				INCOME VALUE																					
																																				PREVIOUS YEAR MKT VALUE										179,520											