

BLACKOVAL LAND TRUST/BLACKOVAL MANAGEMENT COMPANY
C/O HEM FINANCIAL GROUP INC AT, 330 WILSHIRE BLVD
SANTA MONICA, CA 90401

00-00-30-0546-0014-0000

[illegible]



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																			
																								VALUATION BY										STANDARD									
																								Tax Group: 5										Tax Dist:									
																								BUILDING MARKET VALUE										4,010,544									
																								TOTAL MARKET OB/XF VALUE										88,207									
																								TOTAL LAND VALUE - MARKET										4,800,000									
																								TOTAL MARKET VALUE										8,898,751									
																								SOH/AGL Deduction										0									
																								ASSESSED VALUE										8,898,751									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										8,898,751									
																								TOTAL JUST VALUE										8,898,751									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										5,873,101									