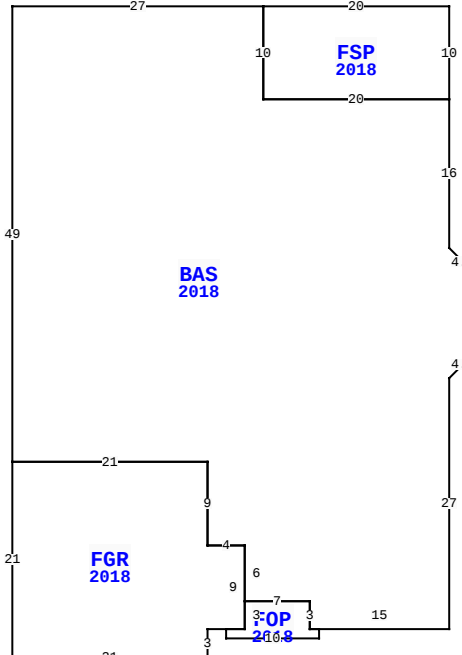




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	16	WD FR STUC 100	0500	01	2,898	115.2816	164.28	476,083	2018	2018	0	0	0	2.00	98.00	VALUATION BY	STANDARD																			
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019										Heated Area: 2547					HX Base Yr 2019					Tax Group: 8					Tax Dist:								
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					466,561																		
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					8,721																		
Interior Floo	11	CLAY TILE 60											TOTAL LAND VALUE - MARKET					300,000																		
Interior Floo	14	CARPET 40											TOTAL MARKET VALUE					775,282																		
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					305,282																		
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					470,000																		
Bedrooms		3 100											TOTAL EXEMPTION VALUE					50,000																		
Bathrooms		2.5 100											BASE TAXABLE VALUE					420,000																		
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					775,282																		
Stories	1.	1. 100											NCON VALUE					0																		
Units	0	0 100											INCOME VALUE																							
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					582,587																		
																	</																			