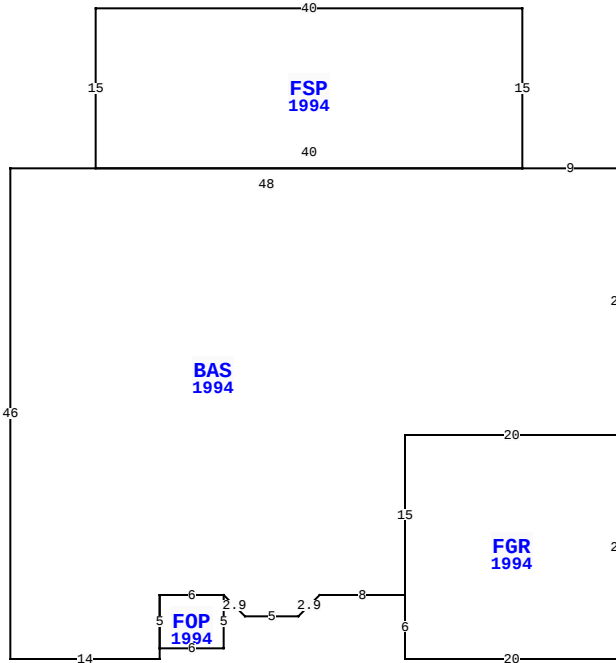




BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 70					0900	01	2,558	114.4704	135.93	347,709	1994	2000	0	0	0	10.83	89.17	VALUATION BY																										
Exterior Wall	16	WD FR STUC 30					1 SNGL FAM - 100% - 0										Heated Area: 2078										HX Base Yr										STANDARD									
Roof Structur	03	GABLE/HIP 100																									Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE										310,052																			
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										13,641																			
Interior Floo	12	HARDWOOD 70															TOTAL LAND VALUE - MARKET										288,750																			
Interior Floo	14	CARPET 30															TOTAL MARKET VALUE										612,443																			
Air Condition	03	CENTRAL 100															SOH/AGL Deduction										328,613																			
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE										283,830																			
Bedrooms	3	100															TOTAL EXEMPTION VALUE										HX HB										50,000									
Bathrooms	2	100															BASE TAXABLE VALUE										233,830																			
Frame	02	WOOD FRAME 100					TOTAL JUST VALUE										612,443																													
Stories	1.	1. 100					NCON VALUE										0																													
Units	0	100					INCOME VALUE																																							
Occupancy	00	NONE 100					PREVIOUS YEAR MKT VALUE										537,536																													