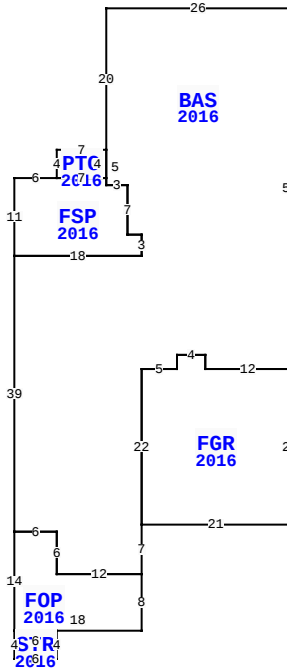




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	16	WD FR STUC 90	0500	01	2,363	125.0970	178.26	421,228	2016	2016	0	0	0	2.95	97.05	VALUATION BY STANDARD																										
Exterior Wall	10	ABOVE AVG 10	1 SFR CUST - 100% - 2023										Heated Area: 1976										HX Base Yr 2023																			
Roof Structure	03	GABLE/HIP 100																					Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE										408,802									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE										13,367									
Interior Floor	12	HARDWOOD 60																					TOTAL LAND VALUE - MARKET										185,000									
Interior Floor	14	CARPET 40																					TOTAL MARKET VALUE										607,169									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										607,169									
Bedrooms	3	100																					TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms	2	100																					BASE TAXABLE VALUE										557,169									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										607,169																			
Stories	1.	1. 100											NCON VALUE										0																			
Units	0	100											INCOME VALUE																													
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										482,388																			