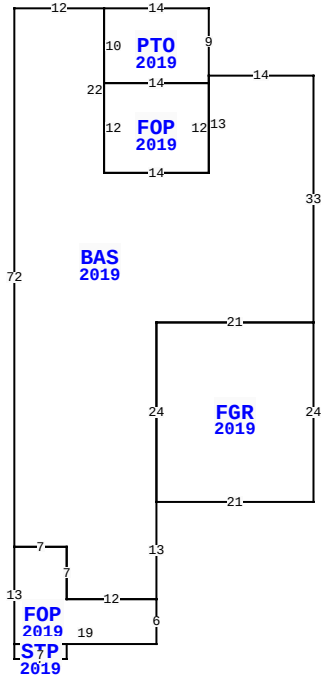




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	10	ABOVE AVG 100	0500	01	2,284	135.0146	192.40	439,442	2019	2019	0	0	0	1.00	99.00	VALUATION BY STANDARD																			
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2020										Heated Area: 1900										HX Base Yr 2020												
Roof Cover	03	COMP SHNGL 100											Tax Group: 2										Tax Dist:												
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										435,048												
Interior Floor	11	CLAY TILE 60											TOTAL MARKET OB/XF VALUE										14,966												
Interior Floor	14	CARPET 40											TOTAL LAND VALUE - MARKET										185,000												
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										635,014												
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										304,392												
Bedrooms		3 100											ASSESSED VALUE										330,622												
Bathrooms		2.5 100											TOTAL EXEMPTION VALUE										HX HB VX 55,000												
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										275,622												
Stories	1.	1. 100											TOTAL JUST VALUE										635,014												
Units	0	0 100	NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE																																
																PREVIOUS YEAR MKT VALUE										500,733									