



| 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            | 17 | CB STUCCO 100  | 0500                   | 01  | 1,288     | 110.2400    | 157.09         | 202,332        | 1950 | 1980               | 0    | 0    | 0                 | 21.00 | 79.00  | VALUATION BY      |  |  |  |                        |  |  |            |  |  |  |  |  |  |  |  |  |
| Roof Structur            | 03 | GABLE/HIP 100  | 1 SFR CUST - 0% - 2023 |     |           |             |                |                |      |                    |      |      | Heated Area: 1243 |       |        |                   |  |  |  |                        |  |  | HX Base Yr |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03 | COMP SHNGL 100 |                        |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |            |  |  |  |  |  |  |  |  |  |