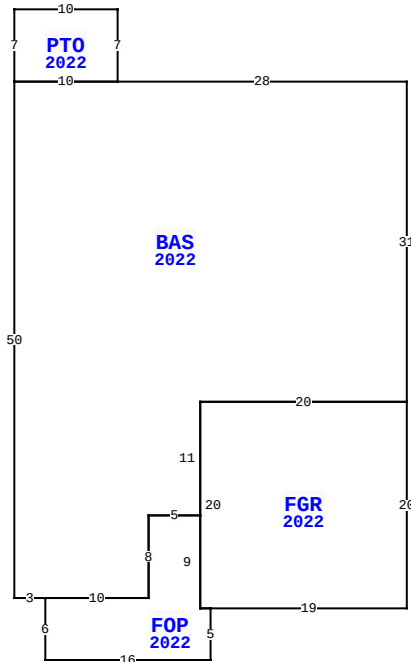




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100		0100	01	1,744	120.1000	108.39	189,032	2022	2022	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2023										Heated Area: 1480					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE					189,032														
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					3,349														
Interior Floo	11	CLAY TILE 70												TOTAL LAND VALUE - MARKET					45,000														
Interior Floo	14	CARPET 30												TOTAL MARKET VALUE					237,381														
Air Condition	03	CENTRAL 100												SOH/AGL Deduction					0														
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE					237,381														
Bedrooms		3 100												TOTAL EXEMPTION VALUE					0														
Bathrooms		2 100												BASE TAXABLE VALUE					237,381														
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE					237,381														
Stories	1.	1. 100												NCON VALUE					192,381														
Units		0 100		INCOME VALUE																													
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE					45,000																								