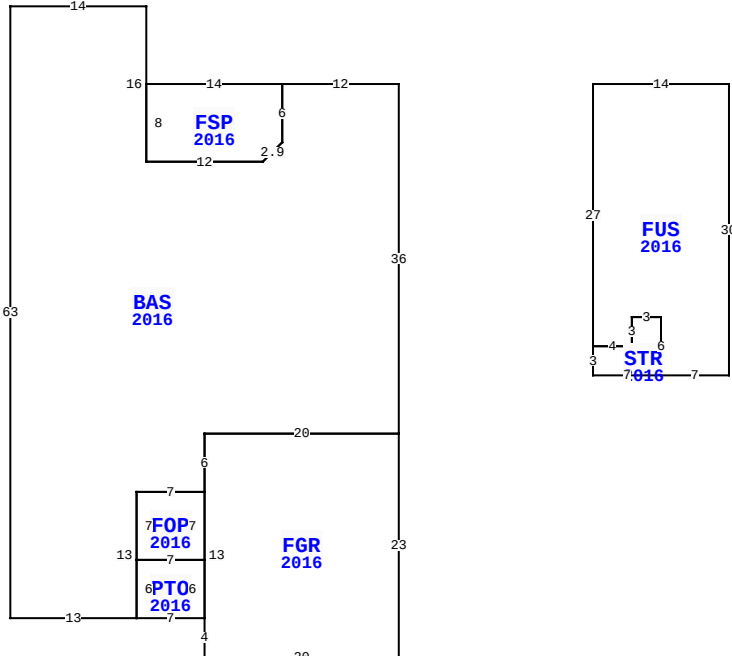


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 100	0100	01	2,438	123.2742	111.25	271,228	2016	2016	0	0	0	2.50	97.50	STANDARD																
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM - 0% - 2023										Heated Area: 2121										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																					VALUATION BY									
Interior Wall	05	DRYWALL 100											Tax Group: 4										Tax Dist:									
Interior Floor	11	CLAY TILE 60											BUILDING MARKET VALUE										264,447									
Interior Floor	14	CARPET 40											TOTAL MARKET OB/XF VALUE										4,382									
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET										55,000									
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE										323,829									
Bedrooms	4	100											SOH/AGL Deduction										0									
Bathrooms	3	100											ASSESSED VALUE										323,829									
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE										0									
Stories	2.	2. 100	BASE TAXABLE VALUE										323,829																			
Units	0	100	TOTAL JUST VALUE										323,829																			
Occupancy	00	NONE 100	NCON VALUE										0																			
			INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										272,753																			
</																																