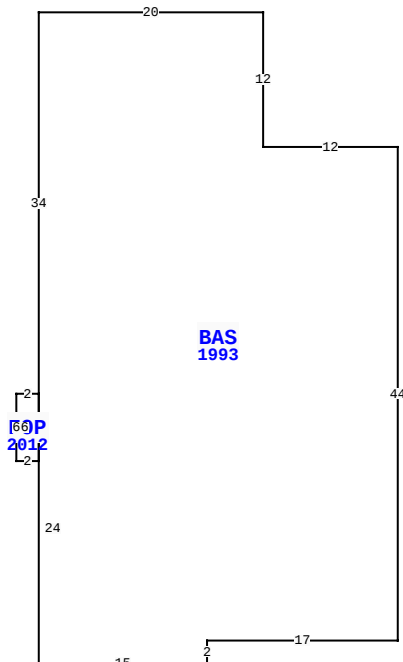




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	05	AVERAGE 100	0100	01	1,682	107.0000	96.57	162,431	1948	1968	0	0	0	20.75	79.25	VALUATION BY						STANDARD												
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023										Heated Area: 1678					HX Base Yr					Tax Group: 4						Tax Dist:					
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE										147,754											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										10,551											
Interior Floor	14	CARPET 70											TOTAL LAND VALUE - MARKET										129,766											
Interior Floor	08	SHT VINYL 30											TOTAL MARKET VALUE										288,071											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										0											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										288,071											
Bedrooms		3 100											TOTAL EXEMPTION VALUE										0											
Bathrooms		2 100											BASE TAXABLE VALUE										288,071											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										288,071											
Stories	1.	1. 100											NCON VALUE										0											
Units		0 100											INCOME VALUE																					
BUD8 Adjustme	04	DIST 01 100											PREVIOUS YEAR MKT VALUE										210,137											
Occupancy	00	NONE 100																																

[illegible]