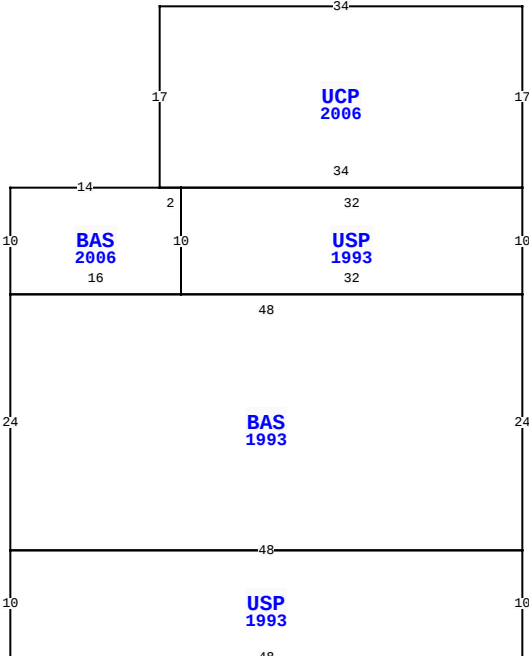




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																					
Exterior Wall	05	AVERAGE 100	0820	02	1,828	130.9000	85.08	155,526	1987	1990	0	0	70.00	30.00	VALUATION BY																																					
Roof Structure	02	SHED 100	1 M/H 93- - 100% - 1993										Heated Area: 1312										HX Base Yr 1993																													
Roof Cover	12	MODULAR MT 100																					Tax Group: 4										Tax Dist:																			
Interior Wall	04	PLYWOOD 100											BAS 2006										USP 1993										BUILDING MARKET VALUE										46,658									
Interior Floor	13	LVT/LAMNT 100											BAS 1993										USP 1993										TOTAL MARKET OB/XF VALUE										14,671									
Air Condition	03	CENTRAL 100																															TOTAL LAND VALUE - MARKET										115,000									
Heating Type	04	AIR DUCTED 100																															TOTAL MARKET VALUE										97,969									
Bedrooms	2	100																															SOH/AGL Deduction										62,161									
Bathrooms	2	100																															ASSESSED VALUE										35,808									
Frame	02	WOOD FRAME 100																															TOTAL EXEMPTION VALUE										HX HB 25,000									
Stories	1.	1. 100																															BASE TAXABLE VALUE										10,808									
Units		0 100																					TOTAL JUST VALUE										176,329																			
																							NCON VALUE										0																			
																							INCOME VALUE																													
																							PREVIOUS YEAR MKT VALUE										73,895																			

[illegible]