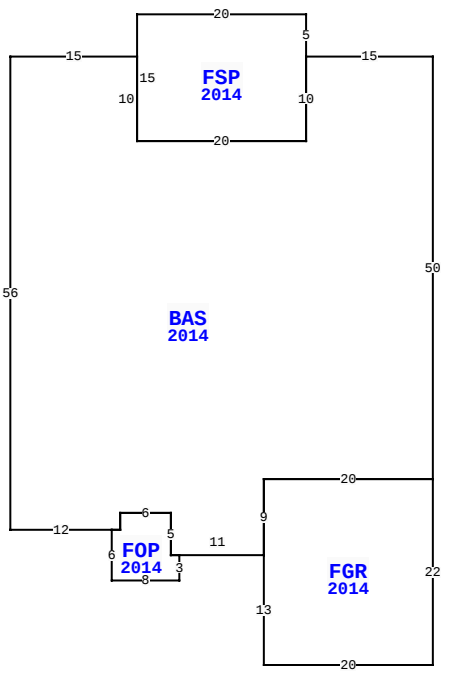




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																					
Exterior Wall	16	WD FR STUC 100								0900	01	2,880	111.0140	131.83	379,670	2014	2014	0	0	0	4.00	96.00	VALUATION BY										STANDARD									
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2021										Heated Area: 2501										HX Base Yr 2021												
Roof Cover	03	COMP SHNGL 100																		Tax Group: 4										Tax Dist:												
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										364,483												
Interior Floo	11	CLAY TILE 70																		TOTAL MARKET OB/XF VALUE										61,690												
Interior Floo	14	CARPET 30																		TOTAL LAND VALUE - MARKET										65,000												
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										491,173												
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										139,715												
Bedrooms		4 100																		ASSESSED VALUE										351,458												
Bathrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB 50,000												
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										301,458												
Stories	1.	1. 100								TOTAL JUST VALUE										491,173																						
Units	00	0 100								NCON VALUE										0																						
Occupancy	00	NONE 100								INCOME VALUE																																
										PREVIOUS YEAR MKT VALUE										385,152																						