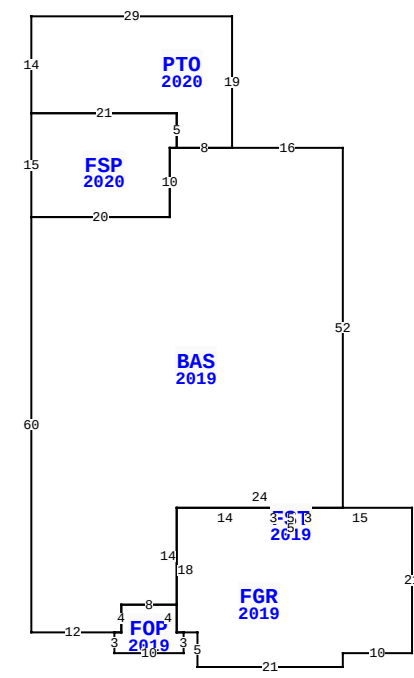




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	16	WD FR STUC 100								0900	01	3,060	106.5360	126.51	387,121	2019	2019	0	0	0	1.50	98.50	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2020										Heated Area: 2486										HX Base Yr 2020										STANDARD							
Roof Cover	03	COMP SHNGL 100																		Tax Group: 4										Tax Dist:																	
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										381,314																	
Interior Floo	11	CLAY TILE 60																		TOTAL MARKET OB/XF VALUE										16,199																	
Interior Floo	14	CARPET 40																		TOTAL LAND VALUE - MARKET										65,000																	
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										462,513																	
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										255,436																	
Bedrooms		3 100																		ASSESSED VALUE										207,077																	
Bathrooms		2.5 100																		TOTAL EXEMPTION VALUE										50,000																	
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										157,077																	
Stories	1.	1. 100																		TOTAL JUST VALUE										462,513																	
Units	0	0 100								NCON VALUE										0																											
Occupancy	00	NONE 100								INCOME VALUE																																					
																						PREVIOUS YEAR MKT VALUE								367,527																	