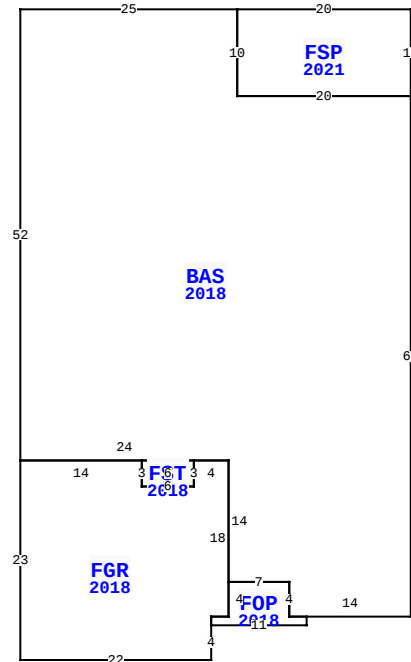




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	16	WD FR STUC 100								0900	01	2,880	108.8520	129.26	372,269	2018	2018		0	0	2.00	98.00	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2021										Heated Area: 2490										HX Base Yr 2021										STANDARD							
Roof Cover	03	COMP SHNGL 100																		Tax Group: 4										Tax Dist:																	
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										364,824																	
Interior Floo	11	CLAY TILE 60																		TOTAL MARKET OB/XF VALUE										66,682																	
Interior Floo	14	CARPET 40																		TOTAL LAND VALUE - MARKET										65,000																	
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										496,506																	
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										126,509																	
Bedrooms		3 100																		ASSESSED VALUE										369,997																	
Bathrooms		2.5 100																		TOTAL EXEMPTION VALUE										HX HB 50,000																	
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										319,997																	
Stories	1.	1. 100																		TOTAL JUST VALUE										496,506																	
Units	0	0 100								NCON VALUE										0																											
Occupancy	00	NONE 100								INCOME VALUE																																					
										PREVIOUS YEAR MKT VALUE										385,890																											