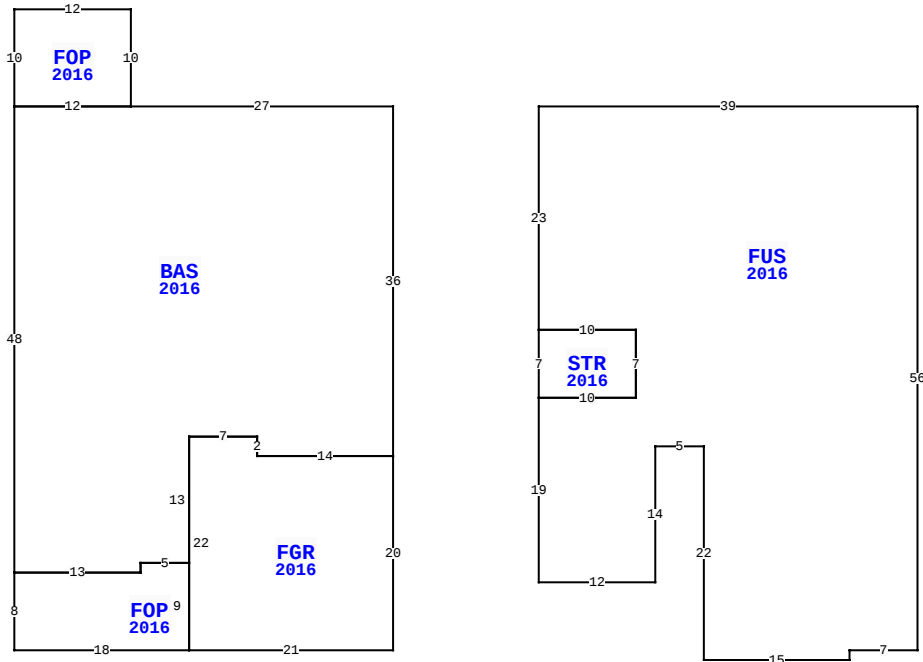




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	05	AVERAGE 70	0100	01	3,868	99.6975	89.98	348,043	2016	2016	0	0	2.65	97.35	VALUATION BY																	
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2023										Heated Area: 3541										HX Base Yr 2023									
Roof Structur	03	GABLE/HIP 100											Tax Group: 4										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										338,820									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										13,457									
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET										75,000									
Interior Floo	11	CLAY TILE 20											TOTAL MARKET VALUE										427,277									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										427,277									
Bedrooms	4	100											TOTAL EXEMPTION VALUE										HX HB VX 55,000									
Bathrooms	2.5	100											BASE TAXABLE VALUE										372,277									
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE										427,277																			
Stories	2.	2. 100	NCON VALUE										0																			
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										373,086																			