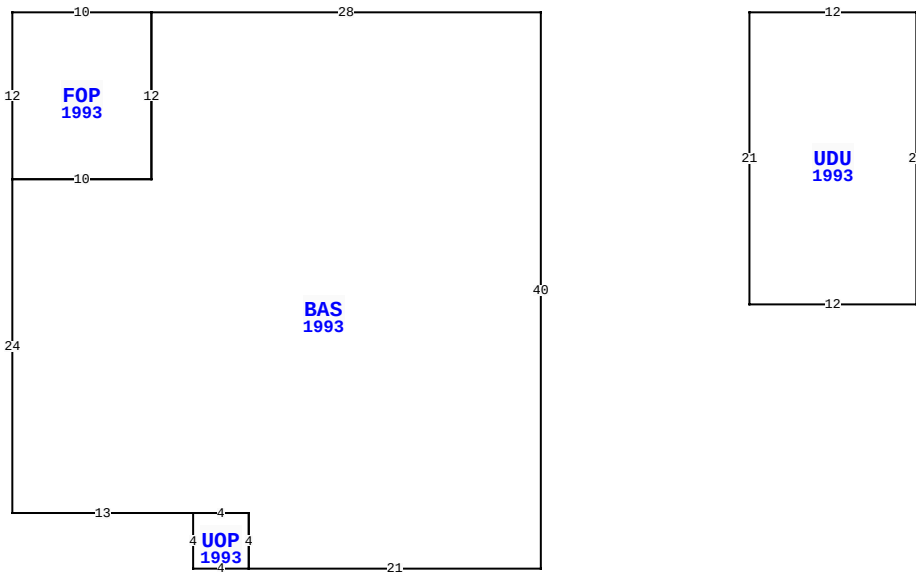


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall		05	AVERAGE 100		0100	01	1,510	90.7800	81.93	123,714	1965	1965	0	10	0	21.50	68.50	VALUATION BY		STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2019													Heated Area: 1332		HX Base Yr 2019		Tax Group: 6		Tax Dist:							
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		84,744											
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		0											
Interior Floor		09	PINE WOOD 100															TOTAL LAND VALUE - MARKET		61,500											
Air Condition		01	NONE 100															TOTAL MARKET VALUE		146,244											
Heating Type		02	CONVECTION 100															SOH/AGL Deduction		48,974											
Bedrooms		3	100															ASSESSED VALUE		97,270											
Bathrooms		1	100															TOTAL EXEMPTION VALUE		HX HB		50,000									
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE		47,270											
Stories		1.1	1.100															TOTAL JUST VALUE		146,244											
Units		0	100															NCON VALUE		0											
BUD8 Adjustme		06	DIST 1D 100															INCOME VALUE													
Occupancy		00	NONE 100															PREVIOUS YEAR MKT VALUE		124,898											