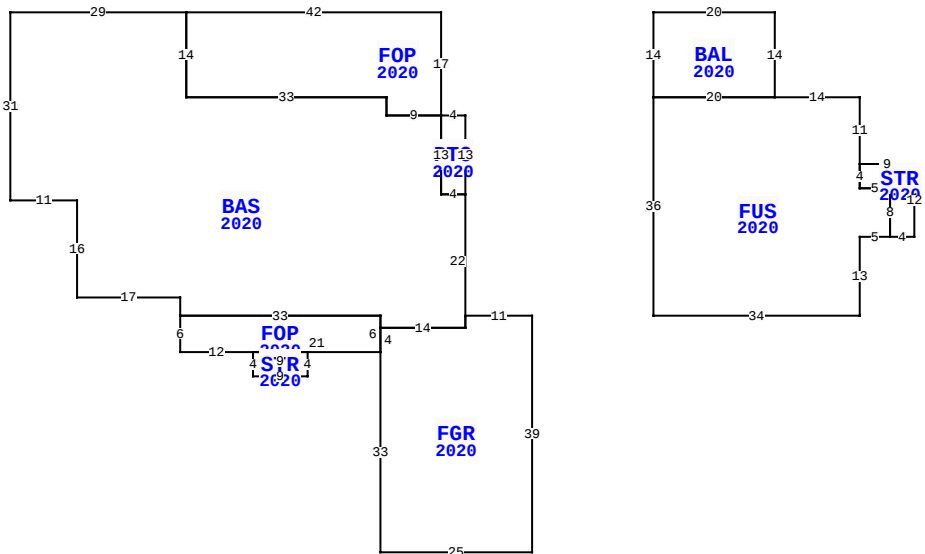




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	31	HARDIE BRD 100	0500	11	4,867	121.2342	172.76	840,823	2020	2020	0	0	0	0.50	99.50	VALUATION BY		STANDARD								
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 0% - 0													Tax Group: 4		Tax Dist:								
Roof Cover	03	COMP SHNGL 100	Heated Area: 4047													BUILDING MARKET VALUE		836,619								
Interior Wall	05	DRYWALL 100	HX Base Yr													TOTAL MARKET OB/XF VALUE		134,734								
Interior Floor	12	HARDWOOD 60														TOTAL LAND VALUE - MARKET		375,000								
Interior Floor	14	CARPET 40														TOTAL MARKET VALUE		1,346,353								
Air Condition	03	CENTRAL 100														SOH/AGL Deduction		216,840								
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE		1,129,513								
Bedrooms		3 100														TOTAL EXEMPTION VALUE		0								
Bathrooms		3.5 100														BASE TAXABLE VALUE		1,129,513								
Bathrooms																TOTAL JUST VALUE		1,346,353								
Frame	02	WOOD FRAME 100														NCON VALUE		0								
Stories		2.														INCOME VALUE										
Units		2. 100 0 100														PREVIOUS YEAR MKT VALUE		1,134,690								