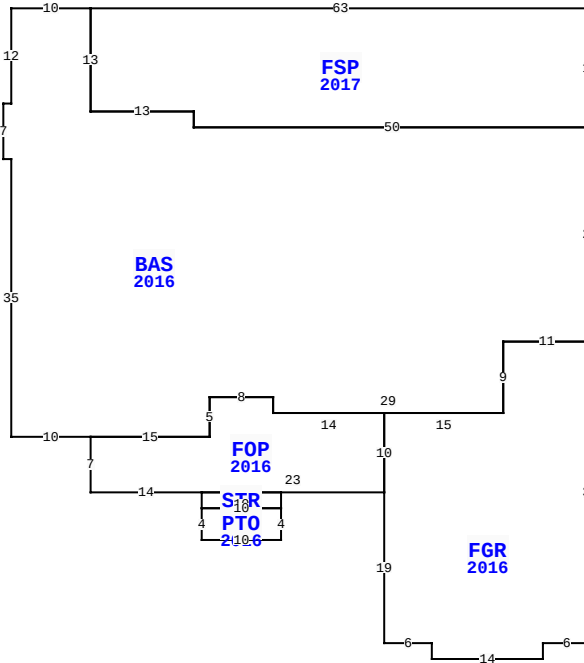




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	16	WD FR STUC 100	0900	01	3,730	109.9035	130.51	486,802	2016	2016	0	0	0	3.00	97.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0										Heated Area: 2771										HX Base Yr									
Roof Cover	03	COMP SHNGL 100											Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 80											BUILDING MARKET VALUE										472,198									
Interior Wall	08	DECORATIVE 20											TOTAL MARKET OB/XF VALUE										77,411									
Interior Floo	13	LVT/LAMNT 70											TOTAL LAND VALUE - MARKET										105,000									
Interior Floo	11	CLAY TILE 30											TOTAL MARKET VALUE										654,609									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										58,700									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										595,909									
Bedrooms	3	100											TOTAL EXEMPTION VALUE										0									
Bathrooms	3.5	100											BASE TAXABLE VALUE										595,909									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										654,609									
Stories	1.	1. 100	NCON VALUE										0																			
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										600,919																			