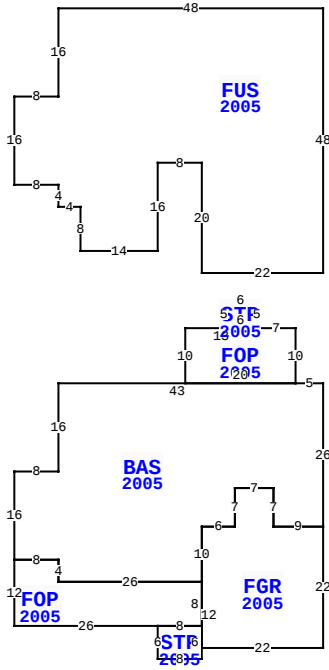


BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	31	HARDIE BRD 100	0500	01	4,207	98.5600	140.45	590,873	2005	2005	0	0	0	8.00	92.00	VALUATION BY					STANDARD											
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 0										Heated Area: 3755					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											543,603					543,603					543,603									
Interior Wall	05	DRYWALL 100											17,049					17,049					17,049									
Interior Floor	12	HARDWOOD 60											100,000					100,000					100,000									
Interior Floor	14	CARPET 40											660,652					660,652					660,652									
Air Condition	03	CENTRAL 100											309,008					309,008					309,008									
Heating Type	04	AIR DUCTED 100											351,644					351,644					351,644									
Bedrooms	5	100											50,000					50,000					50,000									
Bathrooms	3.5	100											301,644					301,644					301,644									
Frame	02	WOOD FRAME 100											660,652					660,652					660,652									
Stories	2.	2. 100											0					0					0									
Units	0	100																														
Occupancy	00	NONE 100																														