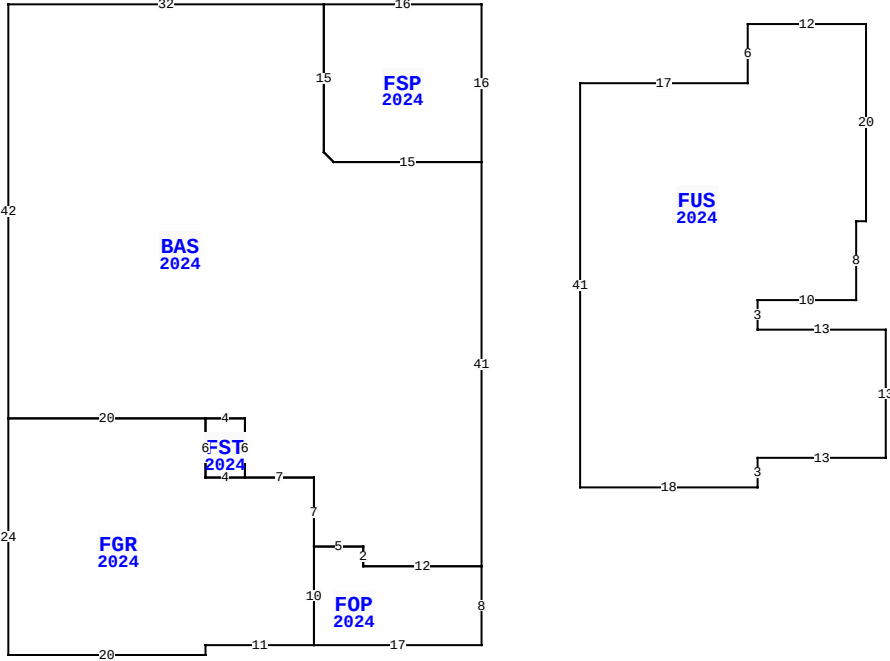




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD 100	0500	01	3,787	110.4705	165.71	627,544	2023	2023	0	0	0	0.00	100.00	VALUATION BY	STANDARD												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2024										Heated Area: 3261			HX Base Yr 2024													
Roof Cover	03	COMP SHNGL 90														BUILDING MARKET VALUE							627,544						
Roof Cover	12	MODULAR MT 10														TOTAL MARKET OB/XF VALUE							58,878						
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET							300,000						
Interior Floo	12	HARDWOOD 90														TOTAL MARKET VALUE							986,422						
Interior Floo	11	CLAY TILE 10														SOH/AGL Deduction							0						
Air Condition	03	CENTRAL 100														ASSESSED VALUE							986,422						
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE							HX HB 50,000						
Bedrooms	4	100														BASE TAXABLE VALUE							936,422						
Bathrooms	4	100														TOTAL JUST VALUE							986,422						
Frame	02	WOOD FRAME 100	NCON VALUE							686,422																			
Stories	2.	2. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE							300,000																			