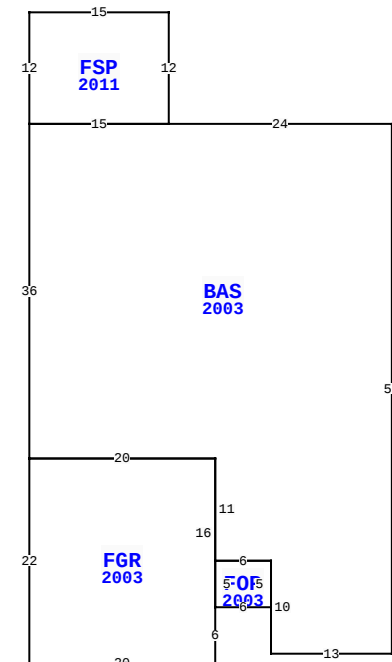




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY																																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY								STANDARD																								
Exterior Wall	05	AVERAGE 70								0100	01	2,066	121.6033	115.52	238,664	2003	2003	0	0	0	9.83	90.17	Tax Group: 4								Tax Dist:																								
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 100% - 2006										Heated Area: 1743										HX Base Yr 2006										BUILDING MARKET VALUE								215,203							
Roof Structur	03	GABLE/HIP 100																		TOTAL MARKET OB/XF VALUE										6,606																									
Roof Cover	03	COMP SHNGL 100																		TOTAL LAND VALUE - MARKET										65,000																									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET VALUE										286,809																									
Interior Floo	14	CARPET 70																		SOH/AGL Deduction										125,197																									
Interior Floo	08	SHT VINYL 30																		ASSESSED VALUE										161,612																									
Air Condition	03	CENTRAL 100																		TOTAL EXEMPTION VALUE										HX HB WX 55,000																									
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE										106,612																									
Bedrooms	4	100																		TOTAL JUST VALUE										286,809																									
Bathrooms	2	100																		NCON VALUE										0																									
Frame	02	WOOD FRAME 100								INCOME VALUE																																													
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										295,143																																			
Units	0	100																																																					
Occupancy	00	NONE 100																																																					