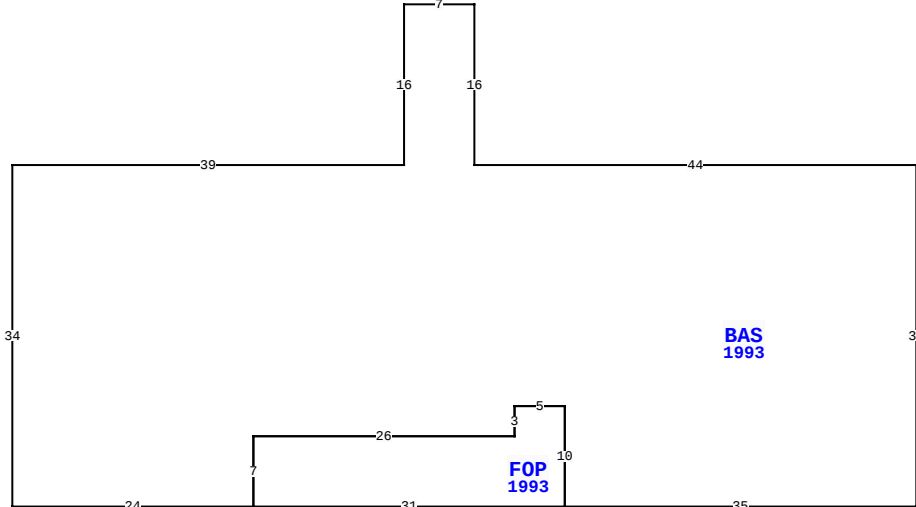


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	17	CB STUCCO 100		0900	01	3,010	89.3412	111.68	336,157	1975	1980	0	0	0	21.50	78.50	VALUATION BY		STANDARD																
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2004										Heated Area: 2940					HX Base Yr 2004					Tax Group: 4		Tax Dist:									
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE		263,883															
Interior Wall	04	PLYWOOD 100																TOTAL MARKET OB/XF VALUE		4,956															
Interior Floo	14	CARPET 70																TOTAL LAND VALUE - MARKET		118,000															
Interior Floo	11	CLAY TILE 30																TOTAL MARKET VALUE		386,839															
Air Condition	03	CENTRAL 100																SOH/AGL Deduction		217,587															
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE		169,252															
Bedrooms		4 100																TOTAL EXEMPTION VALUE		HX HB		50,000													
Bathrooms		2 100																BASE TAXABLE VALUE		119,252															
Frame	03	MASONRY 100																TOTAL JUST VALUE		386,839															
Stories	1.	1. 100																NCON VALUE		0															
Units	0	0 100																INCOME VALUE																	
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE		375,314															