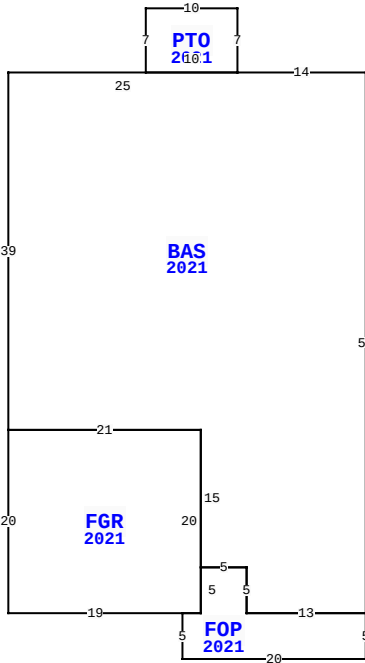




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100	0100	01	2,129	115.7380	109.95	234,084	2021	2021	0	0	0	0.50	99.50	VALUATION BY						STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 1856					HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE					232,914									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					3,372									
Interior Floo	11	CLAY TILE 70																TOTAL LAND VALUE - MARKET					50,000									
Interior Floo	14	CARPET 30																TOTAL MARKET VALUE					286,286									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					40,747									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					245,539									
Bedrooms		4 100																TOTAL EXEMPTION VALUE					50,000									
Bathrooms		2 100																BASE TAXABLE VALUE					195,539									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					286,286									
Stories	1.	1. 100																NCON VALUE					0									
Units		0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					270,780																								
																	</															