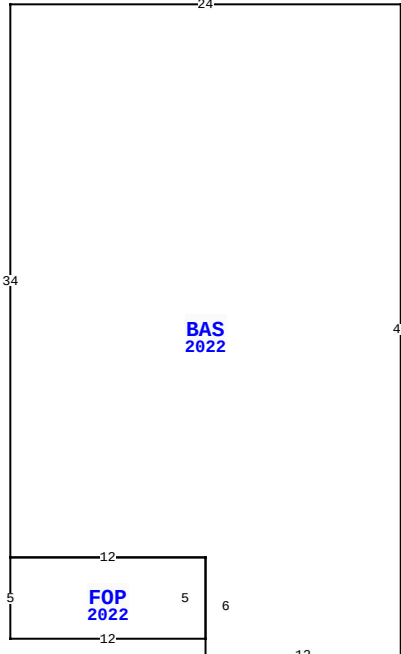


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1													
Exterior Wall	30	VINYL 100	0200	01	906	140.3460	112.28	101,726	2022	2022	0	0	0	0.00	100.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SFR MODULR - 100% - 2023										Heated Area: 888			HX Base Yr 2023							STANDARD						
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE		101,726											
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE		0											
Interior Floor	13	LVT/LAMNT 100														TOTAL LAND VALUE - MARKET		31,500											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE		133,226											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction		21,955											
Bedrooms	2	2 100														ASSESSED VALUE		111,271											
Bathrooms	2	2 100														TOTAL EXEMPTION VALUE		HX HB	50,000										
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE		61,271											
Stories	0	0 100														TOTAL JUST VALUE		133,226											
Units	0	0 100														NCON VALUE		0											
Occupancy	00	NONE 100														INCOME VALUE													
																PREVIOUS YEAR MKT VALUE		108,030											