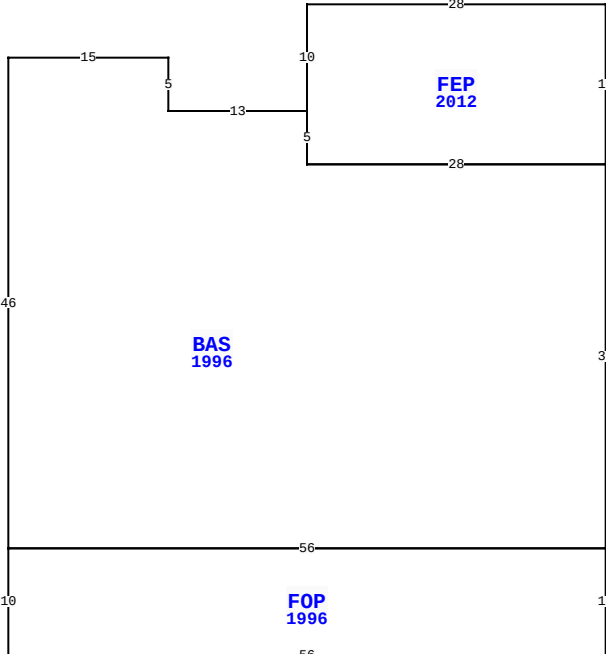


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	05	AVERAGE 100		0900	01	2,735	89.8560	112.32	307,195	1996	2006	0	0	0	8.00	92.00	VALUATION BY		STANDARD															
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 1998										Heated Area: 2231				HX Base Yr 1998						Tax Group: 4		Tax Dist:								
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE				282,619																
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE				4,739																
Interior Floo	14	CARPET 80												TOTAL LAND VALUE - MARKET				106,000																
Interior Floo	08	SHT VINYL 20												TOTAL MARKET VALUE				319,018																
Air Condition	03	CENTRAL 100												SOH/AGL Deduction				172,202																
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE				146,816																
Bedrooms		3 100												TOTAL EXEMPTION VALUE				HX HB		50,000														
Bathrooms		2 100												BASE TAXABLE VALUE				96,816																
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE				393,358																
Stories	1.	1. 100												NCON VALUE				0																
Units	0	0 100		INCOME VALUE																														
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE				380,765																										