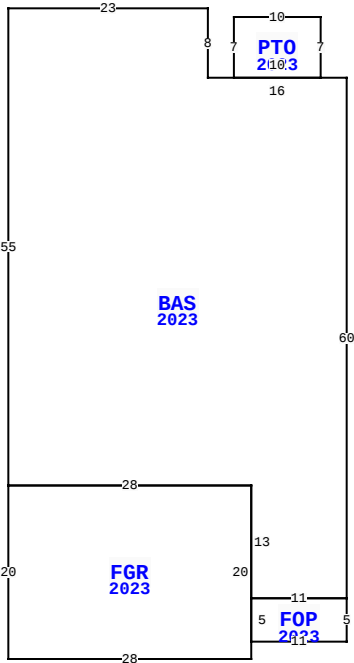




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																
Exterior Wall	31	HARDIE BRD 100	0100	01	2,488	102.7200	97.58	242,779	2023	2023	0	0	0	0.00	100.00	VALUATION SUMMARY																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024										Heated Area: 2160					HX Base Yr					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100																Tax Group: 4					Tax Dist:									
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					242,779									
Interior Floor	08	SHT VINYL 50																TOTAL MARKET OB/XF VALUE					4,520									
Interior Floor	14	CARPET 50																TOTAL LAND VALUE - MARKET					55,000									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					302,299									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					0									
Bedrooms		4 100																ASSESSED VALUE					302,299									
Bathrooms		2 100																TOTAL EXEMPTION VALUE					0									
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					302,299									
Stories	1.	1. 100																TOTAL JUST VALUE					302,299									
Units	0	100	NCON VALUE					247,299																								
Occupancy	00	NONE 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE					55,000																								
																</																