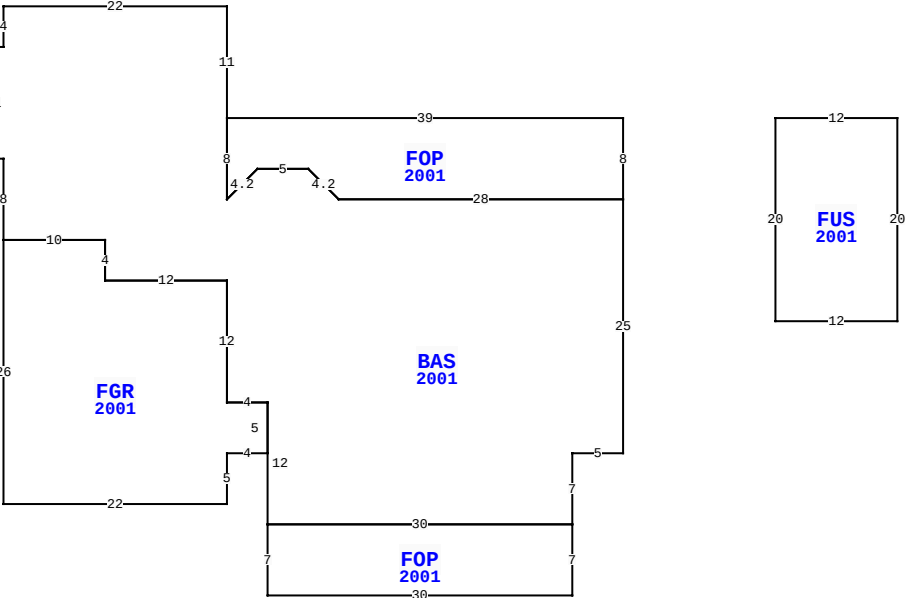


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																										
Exterior Wall	20	FACE BRICK 100	0100	01	2,442	109.0740	103.62	253,040	2001	2001	0	0	0	16.50	83.50	VALUATION BY																										
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2002										Heated Area: 1994										HX Base Yr 2002																			
Roof Cover	03	COMP SHNGL 100																					Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE										211,288									
Interior Floo	14	CARPET 90																					TOTAL MARKET OB/XF VALUE										3,728									
Interior Floo	11	CLAY TILE 10																					TOTAL LAND VALUE - MARKET										60,000									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE										275,016									
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction										126,258									
Bedrooms		3 100																					ASSESSED VALUE										148,758									
Bathrooms		2 100																					TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE										98,758									
Stories	1.5	1.5 100																					TOTAL JUST VALUE										275,016									
Units	00	0 100																					NCON VALUE										0									
Occupancy	00	NONE 100																					INCOME VALUE																			
			PREVIOUS YEAR MKT VALUE										268,899																													