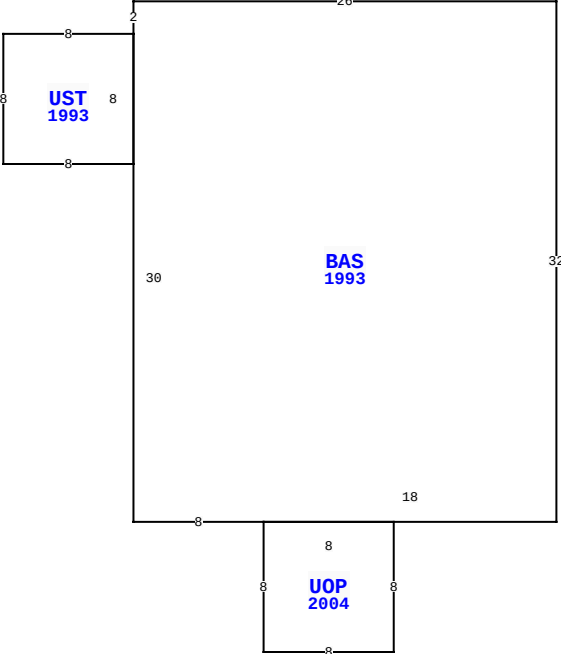


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	6																										
Exterior Wall	03	BELOW AVG. 100	0100	01	874	83.1060	78.95	69,002	1962	1962	0	0	0	50.00	50.00	VALUATION BY STANDARD																										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 832										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100																					Tax Group: 6										Tax Dist:									
Interior Wall	04	PLYWOOD 100																					BUILDING MARKET VALUE										34,501									
Interior Floo	08	SHT VINYL 100																					TOTAL MARKET OB/XF VALUE										0									
Air Condition	01	NONE 100																					TOTAL LAND VALUE - MARKET										24,500									
Heating Type	02	CONVECTION 100																					TOTAL MARKET VALUE										59,001									
Bedrooms	2	100																					SOH/AGL Deduction										6,622									
Bathrooms	1	100																					ASSESSED VALUE										52,379									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE										0									
Stories	1.	1. 100																					BASE TAXABLE VALUE										52,379									
Units	0	100																					TOTAL JUST VALUE										59,001									
Occupancy	00	NONE 100											NCON VALUE										0																			
													INCOME VALUE																													
													PREVIOUS YEAR MKT VALUE										57,275																			