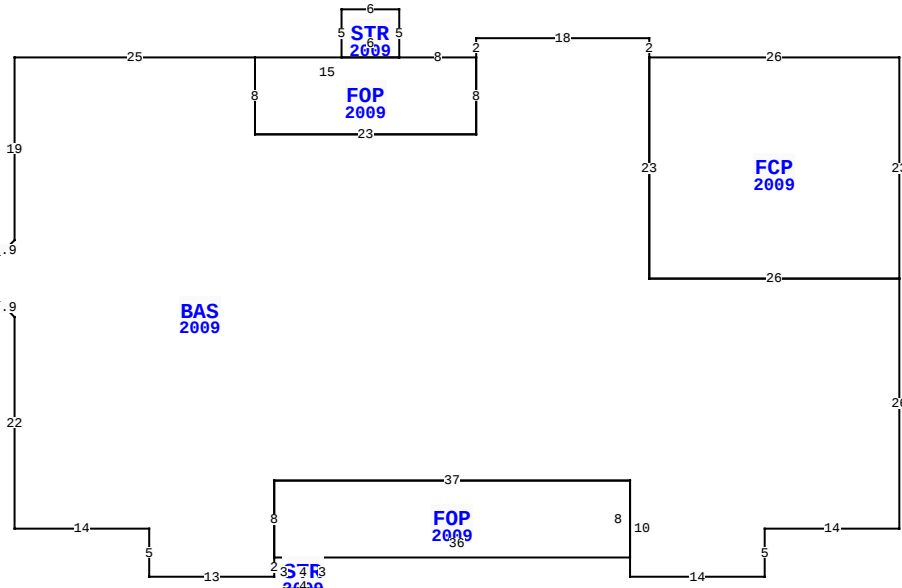


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	% COND	VALUATION SUMMARY																							
Exterior Wall	20	FACE BRICK 100								0900	01	4,022	98.0364	122.55	492,896	2009	2009		0	0	10.50	89.50	VALUATION BY					STANDARD																
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2010										Heated Area: 3724										HX Base Yr 2010					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										472,900														
Interior Wall	05	DRYWALL 90																		TOTAL MARKET OB/XF VALUE										112,984														
Interior Wall	06	CUST PANEL 10																		TOTAL LAND VALUE - MARKET										411,240														
Interior Floo	14	CARPET 60																		TOTAL MARKET VALUE										643,061														
Interior Floo	10	TERRAZZO 40																		SOH/AGL Deduction										335,618														
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										307,443														
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,000														
Bedrooms		3 100																		BASE TAXABLE VALUE										257,443														
Bathrooms		2.5 100																		TOTAL JUST VALUE										997,124														
Frame	02	WOOD FRAME 100																		NCON VALUE										0														
Stories	1.	1. 100								INCOME VALUE																																		
Units		0 100								PREVIOUS YEAR MKT VALUE										982,831																								
Occupancy	00	NONE 100																																										
																				SEE ADJSNT AG PARCELS																								
																				BLDG:2:1: UUS2010 IS ABOVE FGR																								

