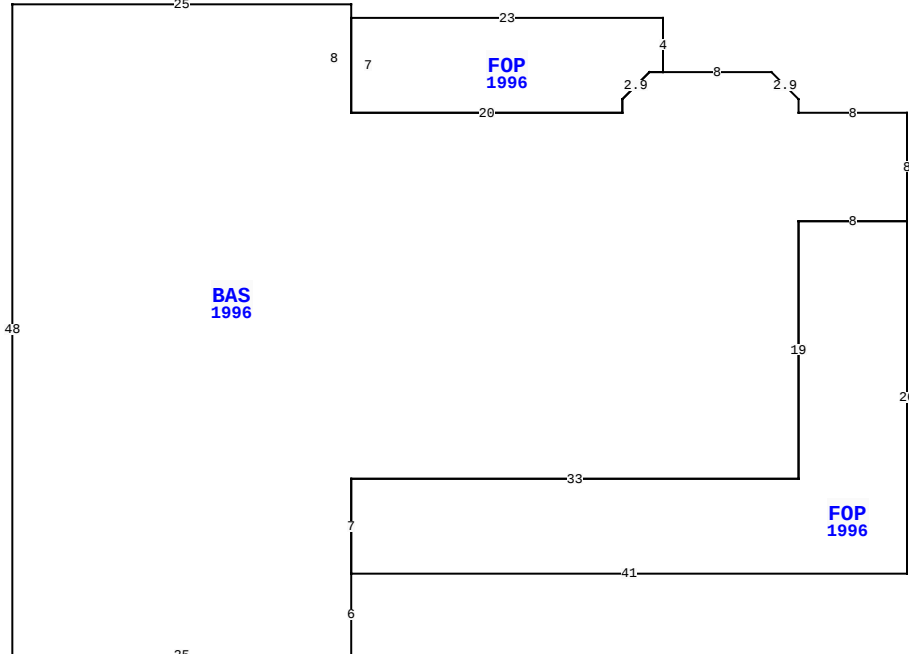


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																															
ELEMENT	CD											TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	20	FACE BRICK 100										0100	01	2,368	114.8364	109.09	258,325	1996	1996	0	0	0	20.25	79.75	VALUATION BY																										
Roof Structur	03	GABLE/HIP 100										1 SINGLE FAM - 100% - 0										Heated Area: 2190										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100																														Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE										206,014									
Interior Floo	14	CARPET 80																														TOTAL MARKET OB/XF VALUE										2,765									
Interior Floo	11	CLAY TILE 20																														TOTAL LAND VALUE - MARKET										160,000									
Air Condition	03	CENTRAL 100																														TOTAL MARKET VALUE										368,779									
Heating Type	04	AIR DUCTED 100																														SOH/AGL Deduction										191,537									
Bedrooms		3 100																														ASSESSED VALUE										177,242									
Bathrooms		2.5 100																														TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100																														BASE TAXABLE VALUE										127,242									
Stories	1.	1. 100																														TOTAL JUST VALUE										368,779									
Units	0	0 100																														NCON VALUE										0									
BUD8 Adjustme	04	DIST 01 100																														INCOME VALUE																			
Occupancy	00	NONE 100																														PREVIOUS YEAR MKT VALUE										360,363									