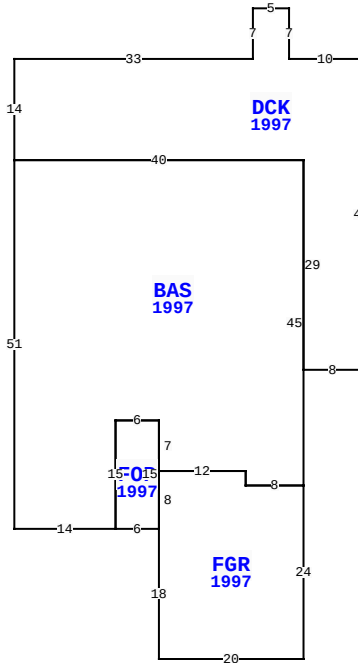




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	17	CB STUCCO 100	0100	01	2,204	131.2955	124.73	274,905	1997	1997	0	0	0	13.00	87.00	VALUATION BY		STANDARD														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1806					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					239,167														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					53,716														
Interior Floor	14	CARPET 50											TOTAL LAND VALUE - MARKET					150,000														
Interior Floor	15	HARDTILE 50											TOTAL MARKET VALUE					442,883														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					18,991														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					423,892														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					0														
Bathrooms		3 100											BASE TAXABLE VALUE					423,892														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					442,883														
Stories	1.	1. 100											NCON VALUE					0														
Units		0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					447,531																								