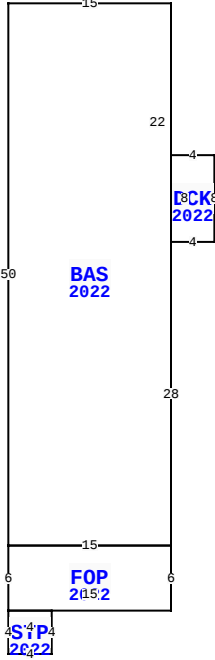




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	2																
Exterior Wall	30	VINYL 90	0200	01	782	140.7945	126.72	99,095	2022	2022	0	0	200	0.50	200.00	VALUATION BY																
Exterior Wall	31	HARDIE BRD 10	1 SFR MODULR - 0% - 2023										Heated Area: 750					HX Base Yr					STANDARD									
Roof Structure	03	GABLE/HIP 100											Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										198,190									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										2,381									
Interior Floor	13	LVT/LAMNT 100											TOTAL LAND VALUE - MARKET										84,375									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										284,946									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										12,891									
Bedrooms		2 100											ASSESSED VALUE										272,055									
Bathrooms		1 100											TOTAL EXEMPTION VALUE										0									
Bathrooms		1 100											BASE TAXABLE VALUE										272,055									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										284,946									
Stories	1.	1. 100	NCON VALUE										0																			
Units	0	0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										247,323																			