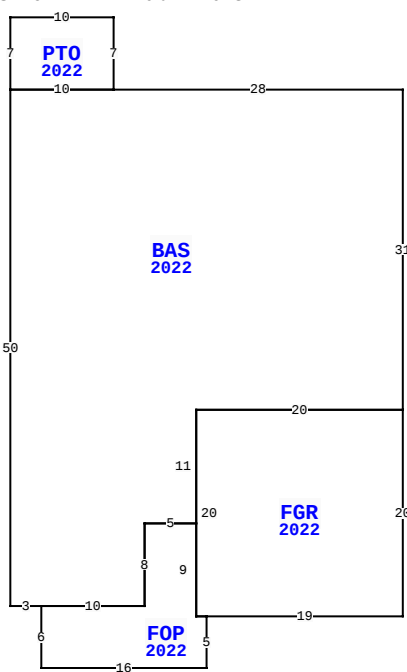




BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1																				
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																							
Exterior Wall	31	HARDIE BRD 100	0100	01	1,744	120.1000	120.10	209,454	2022	2022	0	0	0	0.50	99.50	VALUATION BY																						
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023												Heated Area: 1480												HX Base Yr											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												208,407											
Interior Floo	11	CLAY TILE 70													TOTAL MARKET OB/XF VALUE												3,315											
Interior Floo	14	CARPET 30													TOTAL LAND VALUE - MARKET												50,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												261,722											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												0											
Bedrooms		3 100													ASSESSED VALUE												261,722											
Bathrooms		2 100													TOTAL EXEMPTION VALUE												0											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												261,722											
Stories	1.	1. 100													TOTAL JUST VALUE												261,722											
Units		0 100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												252,339																							