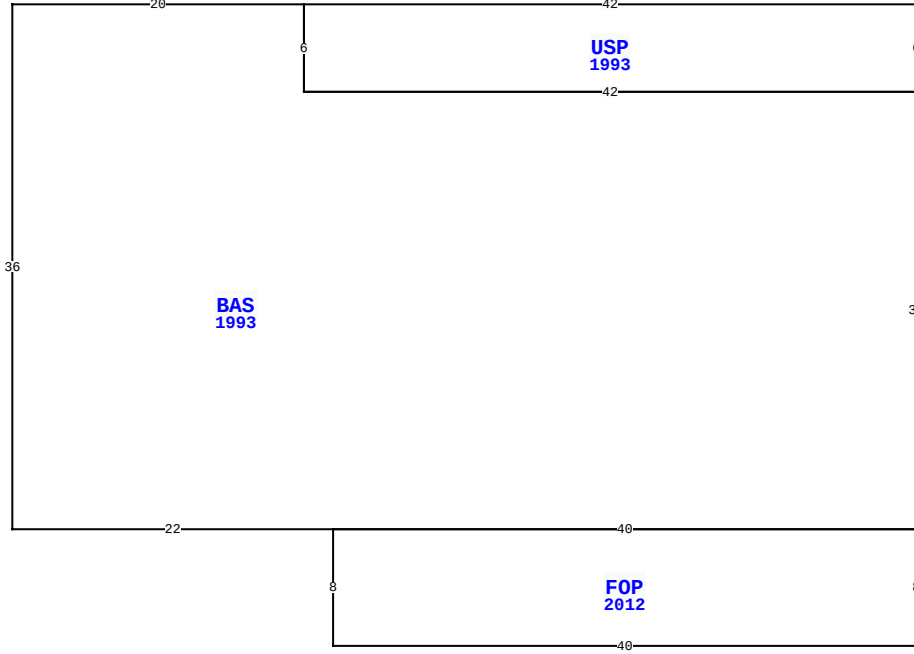


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT			CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall			05	AVERAGE 100			0100	01	2,152	125.0970	125.10	269,215	1956	1956	0	0	0	24.25	75.75	VALUATION BY STANDARD												
Roof Structur			03	GABLE/HIP 100			1 SINGLE FAM - 100% - 2003														Heated Area: 1980						HX Base Yr					
Roof Cover			12	MODULAR MT 100																												
Interior Wall			05	DRYWALL 100																												
Interior Floo			12	HARDWOOD 100																												
Air Condition			03	CENTRAL 100																												
Heating Type			04	AIR DUCTED 100																												
Bedrooms				3 100																												
Bathrooms				2 100																												
Frame			02	WOOD FRAME 100																												
Stories			1.	1. 100																												
Units				0 100																												
BUD8 Adjustme			03	DIST HI 100																												
Occupancy			00	NONE 100																												
Quality			06	Quality Level 06																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM				MKT AREA			06																									
NEIGHBORHOOD/LOC			6001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,980	100	1993	1,980	187,631																											
FOP	320	30	2012	96	9,098																											
USP	252	30	1993	76	7,202																											
						</																										