



| 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            | 06 | BD/BATTEN 100  | 0900                   | 01  | 1,763     | 98.1000     | 129.49         | 228,291        | 1980 | 1985               | 0    | 0    | 0                 | 29.25 | 70.75  | STANDARD          |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Structure           | 03 | GABLE/HIP 100  | 1 SNGL FAM - 0% - 2021 |     |           |             |                |                |      |                    |      |      | Heated Area: 1520 |       |        |                   |  |  |  |                        |  |  | HX Base Yr 2021 |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 12 | MODULAR MT 100 |                        |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |

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