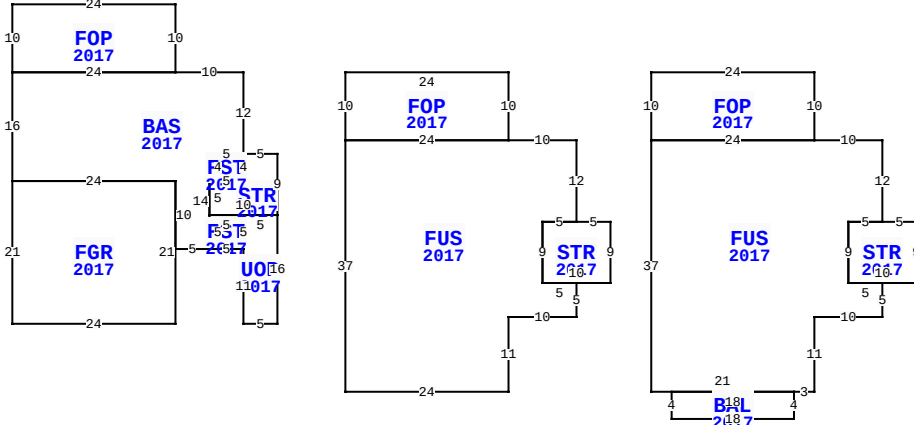


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	10	ABOVE AVG 60		0900	11	3,350	148.8928	196.54	658,409	2017	2017	0	0	0	3.20	96.80	VALUATION BY	STANDARD																									
Exterior Wall	15	CONC BLOCK 40		1 SNGL FAM - 100% - 2018										Heated Area: 2780										HX Base Yr 2018																			
Roof Structure	03	GABLE/HIP 100																						Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE										637,340									
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										5,816									
Interior Floor	11	CLAY TILE 100																						TOTAL LAND VALUE - MARKET										281,250									
Air Conditioning	03	CENTRAL 100																						TOTAL MARKET VALUE										924,406									
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE										294,918									
Bedrooms		3 100												SOH/AGL Deduction										294,918																			
Bathrooms		3.5 100												ASSESSED VALUE										629,488																			
Frame	03	MASONRY 100												TOTAL EXEMPTION VALUE										HX HB 50,722																			
Stories	3.	3. 100												BASE TAXABLE VALUE										578,766																			
Units		0 100												TOTAL JUST VALUE										924,406																			
																	NCON VALUE										0																
																	INCOME VALUE																										
																	PREVIOUS YEAR MKT VALUE										875,043																