

[illegible]

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
CONSTRUCTION			VALUATION SUMMARY										PAGE 3 of 3																																							
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																										
Exterior Wall	19	COMMON BRK 100	7102	02	1,341	110.0000	121.55	162,999	1993	1993	0	0	0	12.00	88.00	Tax Group: 6										Tax Dist:																										
Roof Structur	03	GABLE/HIP 100	3 EDU RELGUS - 0% - 0										Heated Area: 1332										HX Base Yr										BUILDING MARKET VALUE										682,197									
Roof Cover	03	COMP SHNGL 100	40 31 3 4 3 36 15 4 4 15 4 3 4 4 3 4 4 3 4 4 4 3 4 4 3 4 4 3 4 4										FOP 1993																				TOTAL MARKET OB/XF VALUE										51,574									
Interior Wall	05	DRYWALL 100																															TOTAL LAND VALUE - MARKET										70,000									
Interior Floo	14	CARPET 100																															TOTAL MARKET VALUE										803,771									
Air Condition	03	CENTRAL 100																															SOH/AGL Deduction										12,512									
Heating Type	04	AIR DUCTED 100																															ASSESSED VALUE										791,259									
Bedrooms	0	0 100																															TOTAL EXEMPTION VALUE										791,259									
Bathrooms	0	0 100																															BASE TAXABLE VALUE										0									
Frame	02	WOOD FRAME 100																															TOTAL JUST VALUE										803,771									
Stories	1.	1. 100																															NCON VALUE										0									
Units	0	0 100																															INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										814,566																			