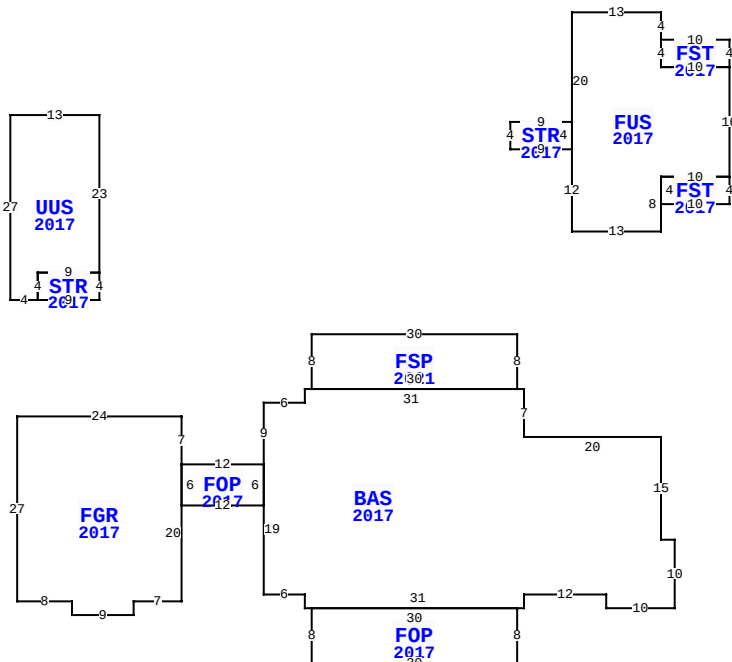




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1												
Exterior Wall	10	ABOVE AVG 100		0500	01	3,030	113.8500	179.88	545,036	2017	2017	0	0	0	3.00	97.00	VALUATION BY												
Roof Structure	08	IRREGULAR 100		1 SFR CUST - 100% - 2022														STANDARD											
Roof Cover	03	COMP SHNGL 100		Heated Area: 2264														Tax Group: 4											
Interior Wall	05	DRYWALL 100		HX Base Yr 2022														Tax Dist:											
Interior Floor	12	HARDWOOD 50																BUILDING MARKET VALUE											
Interior Floor	14	CARPET 50																TOTAL MARKET OB/XF VALUE											
Air Condition	03	CENTRAL 100																TOTAL LAND VALUE - MARKET											
Heating Type	04	AIR DUCTED 100																TOTAL MARKET VALUE											
Bedrooms		3 100																SOH/AGL Deduction											
Bathrooms		2.5 100		ASSESSED VALUE																									
Frame	02	WOOD FRAME 100		TOTAL EXEMPTION VALUE										HX HB		50,722													
Stories	1.5	1.5 100		BASE TAXABLE VALUE												424,430													
Units	00	0 100		TOTAL JUST VALUE												643,178													
Occupancy	00	NONE 100		NCON VALUE												0													
				INCOME VALUE																									
				PREVIOUS YEAR MKT VALUE												609,066													
				</																									