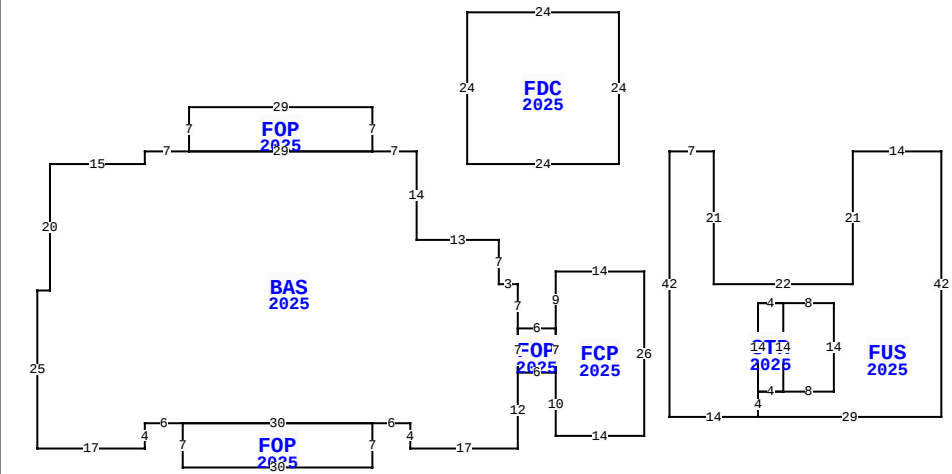




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 4																										
Exterior Wall		31	HARDIE BRD 100		0900	01	4,697	102.7614	135.65	637,148		2024	2024	0	0	0	0.00	100.00	VALUATION SUMMARY																									
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 0% - 2025										Heated Area: 4261										HX Base Yr																			
Roof Cover		03	COMP SHNGL 100																						VALUATION BY										STANDARD									
Interior Wall		05	DRYWALL 90																						Tax Group: 6										Tax Dist:									
Interior Wall		06	CUST PANEL 10																						BUILDING MARKET VALUE										820,363									
Interior Floor		13	LVT/LAMNT 90																						TOTAL MARKET OB/XF VALUE										56,790									
Interior Floor		19	MARBLE 10																						TOTAL LAND VALUE - MARKET										286,010									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										941,669									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										0									
Bedrooms		3	100																						ASSESSED VALUE										941,669									
Bathrooms		3	100																						TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										941,669									
Stories		2.	2. 100												TOTAL JUST VALUE										1,163,163																			
Units		0	100												NCON VALUE										654,148																			
															INCOME VALUE																													
															PREVIOUS YEAR MKT VALUE										437,239																			
															BAS 3036 + FUS 1189 = 4225 HTD/ FCP 406																													
															GREEN + SILVER CRPTS (HORSE COVERS) IN FIELDS BY R																													

[illegible]

REVIEW DATE	06/13/2025	BY	TW	Total Acres: 14.62	Total Land Value: 64,516	Market: 226,610	Agricultural: 5,116	Common: 59,400	PRINTED 07/30/2025 BY SYS
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[illegible]