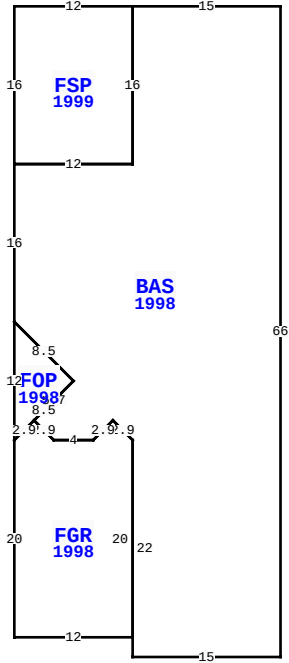




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																						
Exterior Wall	10	ABOVE AVG 100	0320	01	1,506	132.5490	139.18	209,605	1998	2008	0	0	0	8.00	92.00	Tax Group: 8	Tax Dist:																						
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE 100% - 2018										Heated Area: 1282										HX Base Yr 2018																
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										192,837																
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										2,765																
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET										200,000																
Interior Floo	08	SHT VINYL 20											TOTAL MARKET VALUE										395,602																
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										166,673																
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										228,929																
Bedrooms		2 100											TOTAL EXEMPTION VALUE										HX HB WX SX 106,411																
Bathrooms		2 100											BASE TAXABLE VALUE										122,518																
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										395,602																
Stories	1.	1. 100											NCON VALUE										0																
Units		0 100											INCOME VALUE																										
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										340,077																