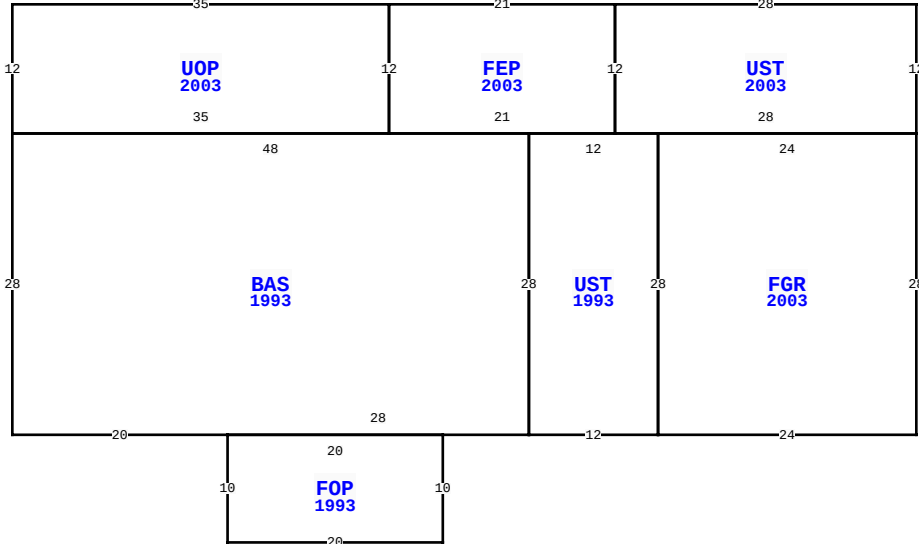


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	05	AVERAGE 100		0100	01	2,362	106.8200	112.16	264,922	1988	1988	0	0	0	16.50	83.50	VALUATION BY																			
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2014													Heated Area: 1344																			
Roof Cover	12	MODULAR MT 100		HX Base Yr 2014													STANDARD																			
Interior Wall	05	DRYWALL 100															Tax Group: 6																			
Interior Floor	08	SHT VINYL 80															Tax Dist:										221,210									
Interior Floor	14	CARPET 20															BUILDING MARKET VALUE										1,320									
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE										83,640									
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET										306,170									
Bedrooms		2 100															TOTAL MARKET VALUE										138,577									
Bathrooms		2 100															SOH/AGL Deduction										167,593									
Frame	02	WOOD FRAME 100															ASSESSED VALUE										51,411									
Stories	0	0 100															TOTAL EXEMPTION VALUE										HX HB									
Units	0	0 100															BASE TAXABLE VALUE										116,182									
Occupancy	00	NONE 100		TOTAL JUST VALUE										306,170																						
				NCON VALUE										0																						
				INCOME VALUE																																
				PREVIOUS YEAR MKT VALUE										313,427																						