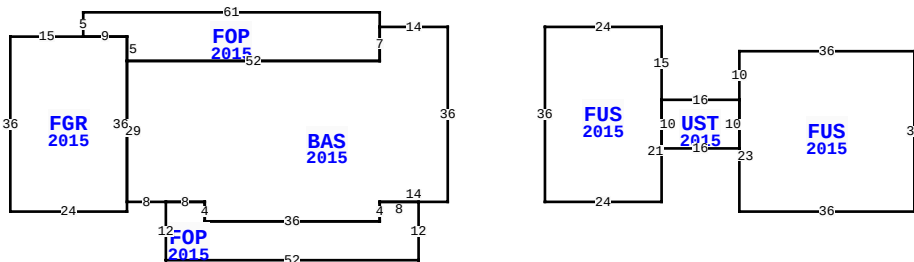




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	10	ABOVE AVG 100		0900	01	5,069	106.8560	148.53	752,899	2015	2015	0	0	0	4.50	95.50	VALUATION BY												
Roof Structure	08	IRREGULAR 100		1 SNGL FAM 100% - 2016													Heated Area: 4208 HX Base Yr 2016												
Roof Cover	12	MODULAR MT 100															Tax Group: 6 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												
Interior Floor	12	HARDWOOD 70															TOTAL MARKET OB/XF VALUE												
Interior Floor	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												
Bedrooms	5	100		ASSESSED VALUE																									
Bathrooms	4.5	100		TOTAL EXEMPTION VALUE																									
Frame	02	WOOD FRAME 100		BASE TAXABLE VALUE																									
Stories	0	0 100		TOTAL JUST VALUE																									
Units	0	0 100		NCON VALUE																									
Occupancy	00	NONE 100		INCOME VALUE																									
				PREVIOUS YEAR MKT VALUE																									
				</																									