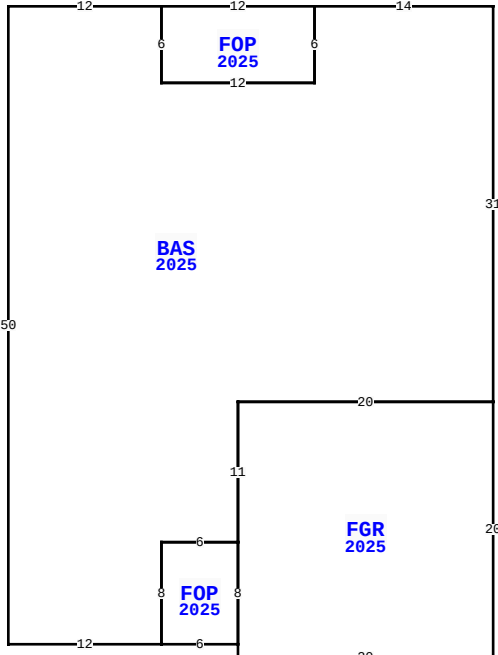




BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
CONSTRUCTION						VALUATION SUMMARY										PAGE 1 of 1																										
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																									
Exterior Wall	31	HARDIE BRD 100	0100	01	1,656	124.7400	130.98	216,903	2024	2024	0	0	0	0.00	100.00	Tax Group: 3	Tax Dist:																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2026										Heated Area: 1400										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE										216,903									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE										0									
Interior Floo	13	LVT/LAMNT 70																					TOTAL LAND VALUE - MARKET										32,000									
Interior Floo	14	CARPET 30																					TOTAL MARKET VALUE										248,903									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										248,903									
Bedrooms		3 100																					TOTAL EXEMPTION VALUE										0									
Bathrooms		2 100																					BASE TAXABLE VALUE										248,903									
Bathrooms		2 100																					TOTAL JUST VALUE										248,903									
Frame	02	WOOD FRAME 100																					NCON VALUE										0									
Stories	1.	1. 100											INCOME VALUE																													
Units		0 100											PREVIOUS YEAR MKT VALUE										243,949																			