



| 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  |  |  |  | 0100                     | 01  | 3,687     | 103.6800    | 108.86         | 401,367        | 2017 | 2017 | 0    | 0    | 0 | 3.50 | 96.50                  | VALUATION BY                      |  |  |  |  |  |  |  |  |  |
| Roof Structur            | 03 | GABLE/HIP 100  |  |  |  | 1 SINGLE FAM 100% - 2023 |     |           |             |                |                |      |      |      |      |   |      |                        | Heated Area: 3251 HX Base Yr 2023 |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03 | COMP SHNGL 100 |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        | Tax Group: 4 Tax Dist:            |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05 | DRYWALL 100    |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        | BUILDING MARKET VALUE             |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 14 | CARPET 60      |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        | TOTAL MARKET OB/XF VALUE          |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 11 | CLAY TILE 40   |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        | 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                  | 1. | 1. 100         |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        | TOTAL JUST VALUE                  |  |  |  |  |  |  |  |  |  |
| Units                    | 0  | 0 100          |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        | NCON VALUE                        |  |  |  |  |  |  |  |  |  |
| Occupancy                | 00 | NONE 100       |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        | INCOME VALUE                      |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        | PREVIOUS YEAR MKT VALUE           |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
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|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |
| </                       |    |                |  |  |  |                          |     |           |             |                |                |      |      |      |      |   |      |                        |                                   |  |  |  |  |  |  |  |  |  |