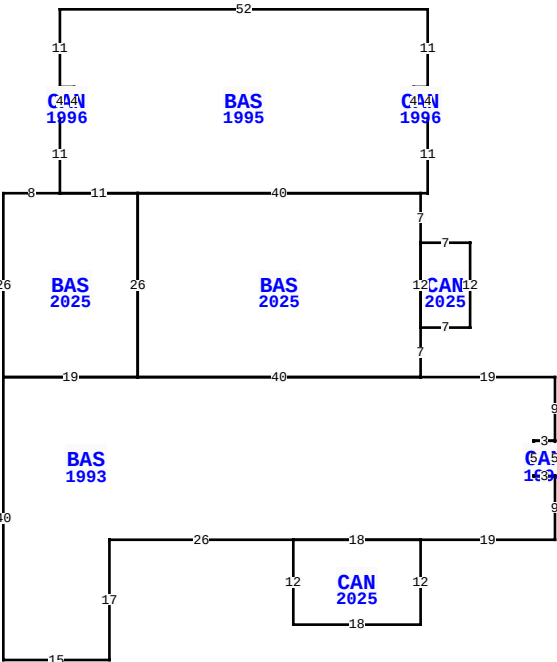


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		17	CB STUCCO 100							0303	04	5,002	89.9640	101.88	509,604	1970	2005	0	0	0	10.00	90.00	VALUATION BY					STANDARD					
Roof Structur		04	WOOD TRUSS 100							3 CLUB HOUSE 0% - 2025 Heated Area: 4904 HX Base Yr														Tax Group: 3					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE					458,644				
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					81,635				
Interior Floo		13	LVT/LAMNT 100																					TOTAL LAND VALUE - MARKET					528,720				
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE					1,068,999				
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction					307,262				
Fixtures		15	100																					ASSESSED VALUE					761,737				
Frame		03	MASONRY 100																					TOTAL EXEMPTION VALUE					10				
Story Height		8	100																					BASE TAXABLE VALUE					0				
RMS		15	100																					TOTAL JUST VALUE					1,068,999				
Stories		1.	1. 100																					NCON VALUE					0				
Units		0	100							INCOME VALUE																							
										PREVIOUS YEAR MKT VALUE					692,488																		
										WESTSIDE SENIOR LIFE CENTER																							

[illegible]