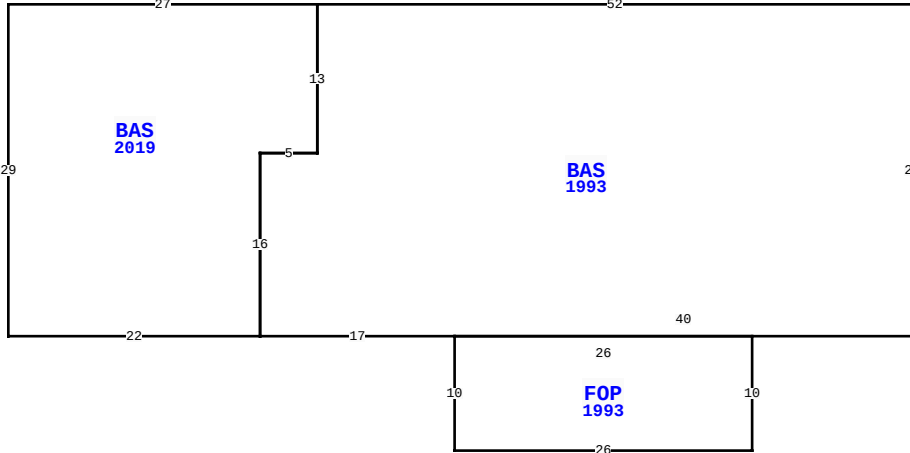




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 3													
Exterior Wall	30	VINYL 90	0100	01	2,369	96.3340	101.15	239,624	1960	1960	0	0	0	25.33	74.67	VALUATION SUMMARY													
Exterior Wall	20	FACE BRICK 10	1 SINGLE FAM 100% - 2015													Heated Area: 2291 HX Base Yr 2015													
Roof Structure	03	GABLE/HIP 100														VALUATION BY STANDARD													
Roof Cover	12	MODULAR MT 100														Tax Group: 6 Tax Dist:													
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 224,693													
Interior Floor	14	CARPET 70														TOTAL MARKET OB/XF VALUE 65,709													
Interior Floor	08	SHT VINYL 30														TOTAL LAND VALUE - MARKET 69,360													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 359,762													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 116,733													
Bedrooms	3	100														ASSESSED VALUE 243,029													
Bathrooms	1	100														TOTAL EXEMPTION VALUE HX HB 51,411													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 191,618													
Stories	1.	1. 100	TOTAL JUST VALUE 359,762																										
Units	0	100	NCON VALUE 0																										
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 346,079																										

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