



| 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 1            |  |  |  |  |  |  |          |  |  |
| Exterior Wall            | 20 | FACE BRICK 100 | 0900                   | 01  | 1,871     | 98.2548            | 136.57         | 255,522        | 2009 | 2009 | 0    | 0    | 0                 | 12.00 | 88.00  | VALUATION SUMMARY      |  |  |  |  |  |  |          |  |  |
| Roof Structur            | 03 | GABLE/HIP 100  | 1 SNGL FAM 100% - 2024 |     |           |                    |                |                |      |      |      |      | Heated Area: 1580 |       |        |                        |  |  |  |  |  |  | STANDARD |  |  |
| Roof Cover               | 03 | COMP SHNGL 100 |                        |     |           |                    |                |                |      |      |      |      | HX Base Yr        |       |        |                        |  |  |  |  |  |  |          |  |  |
| Interior Wall            | 05 | DRYWALL 100    |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
| Interior Floo            | 13 | LVT/LAMNT 70   |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
| Interior Floo            | 14 | CARPET 30      |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
| Air Condition            | 03 | CENTRAL 100    |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
| Heating Type             | 04 | AIR DUCTED 100 |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
| Bedrooms                 |    | 3 100          |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
| Bathrooms                |    | 2 100          |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
| Frame                    | 02 | WOOD FRAME 100 |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
| Stories                  | 0  | 0 100          |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
| Units                    | 0  | 0 100          |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
| Occupancy                | 00 | NONE 100       |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |
|                          |    |                |                        |     |           |                    |                |                |      |      |      |      |                   |       |        |                        |  |  |  |  |  |  |          |  |  |