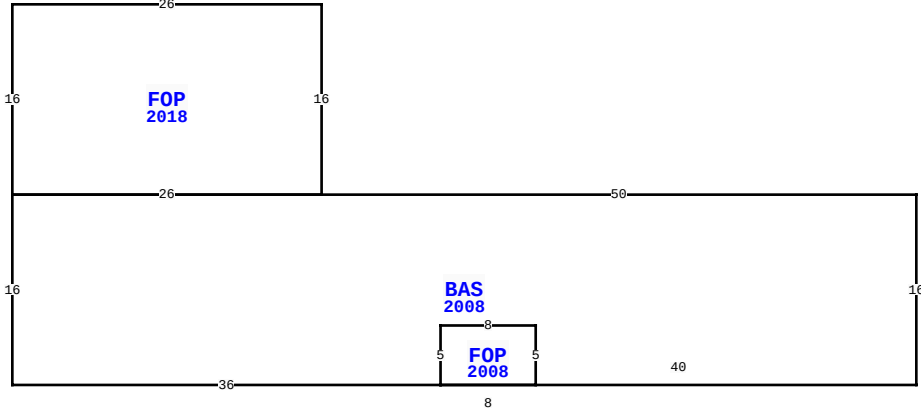


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	30	VINYL 100	0800	02	1,353	135.5200	121.97	165,025	1997	2000	0	0	0	58.00	42.00	Tax Group: 4 Tax Dist:																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2026										Heated Area: 1216										HX Base Yr 2026									
Roof Cover	12	MODULAR MT 100																					BUILDING MARKET VALUE 69,310									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE 8,064																			
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET 68,000																			
Interior Floo	08	SHT VINYL 20											TOTAL MARKET VALUE 145,374																			
Air Condition	03	CENTRAL 100											SOH/AGL Deduction 0																			
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE 145,374																			
Bedrooms		3 100											TOTAL EXEMPTION VALUE HX HB 51,411																			
Bathrooms		2 100											BASE TAXABLE VALUE 93,963																			
Bathrooms		2 100											TOTAL JUST VALUE 145,374																			
Frame	02	WOOD FRAME 100											NCON VALUE 0																			
Stories	0	0 100	INCOME VALUE																													
Units	0	0 100	PREVIOUS YEAR MKT VALUE 147,311																													