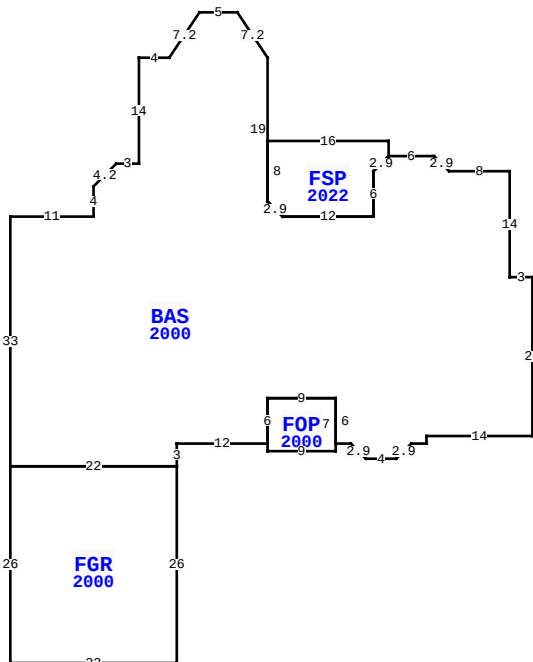


BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall	31	HARDIE BRD 70	0900	01	3,023	103.3160	143.61	434,133	2000	2000	0	0	0	12.33	87.67	VALUATION BY																					
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM 100% - 2023										Heated Area: 2631					HX Base Yr					STANDARD														
Roof Structure	03	GABLE/HIP 100																BUILDING MARKET VALUE										380,604									
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE										0									
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET										65,000									
Interior Floor	13	LVT/LAMNT 70																TOTAL MARKET VALUE										445,604									
Interior Floor	11	CLAY TILE 30																SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100																ASSESSED VALUE										445,604									
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE										13									
Bedrooms	4	100																BASE TAXABLE VALUE										0									
Bathrooms	2.5	100																TOTAL JUST VALUE										445,604									
Frame	02	WOOD FRAME 100	NCON VALUE										19,028																								
Stories	1.	1. 100	INCOME VALUE																																		
Units	0	100	PREVIOUS YEAR MKT VALUE										434,655																								
Occupancy	00	NONE 100																																			