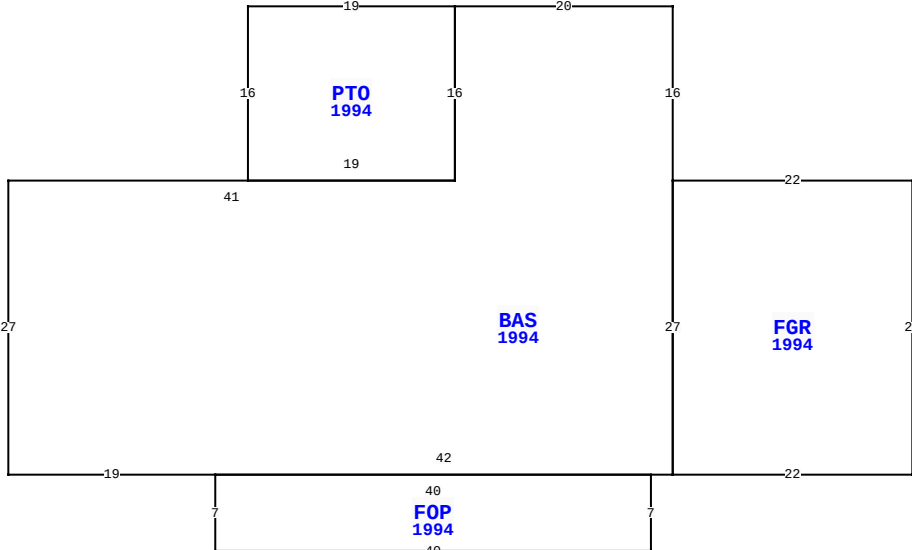


PRESSEL GEORGE
44105 PINEBREEZE BLVD
CALLAHAN, FL 32011

04-1N-25-300S-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							VALUATION SUMMARY																													
Exterior Wall		15	CONC BLOCK 100							TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT			NORM	% COND	VALUATION BY		STANDARD												
Roof Structur		03	GABLE/HIP 100							0100	01	2,393	100.4500	90.66	216,949	1994	1999	0	0	0	11.50	88.50	Tax Group: 6		Tax Dist:														
Roof Cover		03	COMP SHNGL 100							1 SINGLE FAM - 100% - 1995										Heated Area: 1967										HX Base Yr 1995									
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE										192,000									
Interior Floo		14	CARPET 90																	TOTAL MARKET OB/XF VALUE										2,433									
Interior Floo		12	HARDWOOD 10																	TOTAL LAND VALUE - MARKET										45,000									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										240,333									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										113,210									
Bedrooms			4 100																	ASSESSED VALUE										127,123									
Bathrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB WR DX SL 127,123									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										0									
Stories		0	0 100																	TOTAL JUST VALUE										240,333									
Units		0	0 100																	NCON VALUE										0									
Occupancy		00	NONE 100							INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE										197,018																			