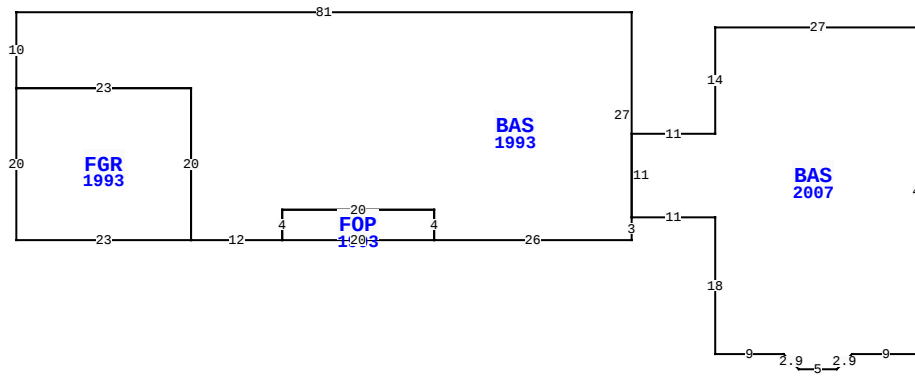


LOWE JASON S & MELISSA A
35153 NANCY ROAD
CALLAHAN, FL 32011

25-2N-24-226B-0039-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																							
Exterior Wall	20	FACE BRICK 100	0900	01	3,643	109.9980	130.62	475,849	1977	1992	0	0	22.50	77.50																						
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2017										Heated Area: 3366										HX Base Yr 2017													
Roof Cover	03	COMP SHNGL 100																																		
Interior Wall	05	DRYWALL 100																																		
Interior Floo	13	LVT/LAMNT 60																																		
Interior Floo	11	CLAY TILE 40																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		3 100																																		
Bathrooms		3.5 100																																		
Frame	02	WOOD FRAME 100																																		
Stories	1.	1. 100																																		
Units		0 100																																		
BUD8 Adjustme	06	DIST 1D 100																																		
Occupancy	00	NONE 100																																		
Quality														04	Quality Level 04																					
DOR CODE														0100	SINGLE FAMILY																					
MAP NUM															MKT AREA				08																	
NEIGHBORHOOD/LOC														8001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,890	100	1,890	191,326																																
BAS	1,296	100	1,296	131,195																																
FGR	460	55	253	25,611																																
FOP	80	30	24	2,430																																
SFB	225	80	180	18,222																																
TOTALS														3,951		3,643	368,783																			
EXTRA FEATURES														35153 NANCY RD, CALLAHAN																						
														BLD DATE										LGL DATE												
														XF DATE										LAND DATE												
														INC DATE										AG DATE												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																				
2	0812	CONCRETE C	0 100	0	0	1,144.00	SF	4.00	4.00	100	1990	1990	3	62	2,837																					
3	0478	VF 6 SLAT	0 100	0	0	480.00	LF	15.00	15.00	100	2005	2005	3	69	4,968																					
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414																					
5	0911	SCRN RM A	0 100	56	28	1,568.00	SF	17.50	17.50	100	2005	2005	3	27	7,409																					
6	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	85.00	100	2005	2005	3	44	12,566																					
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540																					
8	0877	JACUZZI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540																					
9	0845	KOOL DECK	0 100	0	0	1,033.00	SF	7.25	7.25	100	2005	2005	3	87	6,516																					
10	0811	CONCRETE B	0 100	0	0	838.00	SF	5.20	5.20	100	2005	2005	3	87	3,791																					
11	0812	CONCRETE C	0 100	0	0	1,850.00	SF	4.00	4.00	100	2007	2007	3	89	6,586																					
LAND DESCRIPTION										TOTAL OB/XF										46,167																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000																			

LOWE JASON S & MELISSA A
35153 NANCY ROAD
CALLAHAN, FL 32011

25-2N-24-226B-0039-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY										6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													