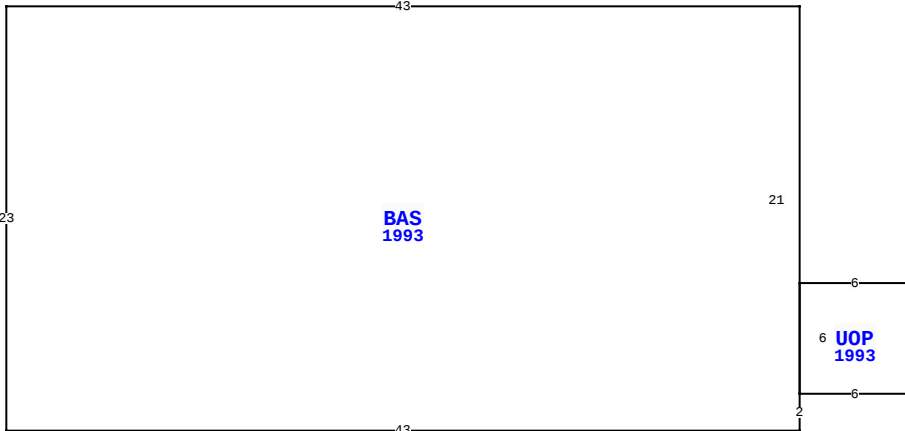


G & H LAND DEVELOPMENT LLC
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CALLAHAN, FL 32011-1694

29-2N-25-3120-0009-0000

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	DP	NORM	% COND																			
Exterior Wall	16	WD FR STUC	100	1701	04	996	76.5450	108.69	108,255	1957	1965	0	5	80.00	15.00	VALUATION BY																	
Roof Structure	04	WOOD TRUSS	100	1 OFFICE 1&2 - 0% - 0										Heated Area: 989										HX Base Yr									
Roof Cover	03	COMP SHNGL	100											STANDARD																			
Interior Wall	05	DRYWALL	100											Tax Group: 1										Tax Dist:									
Interior Floor	09	PINE WOOD	100											BUILDING MARKET VALUE										16,238									
Ceiling	01	FIN.SUSPD	100											TOTAL MARKET OB/XF VALUE										80,105									
Air Condition	03	CENTRAL	100											TOTAL LAND VALUE - MARKET										46,740									
Heating Type	04	AIR DUCTED	100											TOTAL MARKET VALUE										143,083									
Fixtures	02	2 100												SOH/AGL Deduction										45,275									
Frame	02	WOOD FRAME	100											ASSESSED VALUE										97,808									
Story Height	02	8 100												TOTAL EXEMPTION VALUE										0									
RMS	1.	2 100												BASE TAXABLE VALUE										97,808									
Stories	1.	1. 100		TOTAL JUST VALUE										143,083																			
Units	01	0 100		NCON VALUE										0																			
BUD8 Adjustme	01	DIST CA	100	INCOME VALUE																													
Occupancy	00	NONE	100	PREVIOUS YEAR MKT VALUE										88,916																			
Quality										03	Quality Level 03																						
DOR CODE										1700	OFFICE BUILDINGS																						
MAP NUM											MKT AREA										07												
NEIGHBORHOOD/LOC										7002.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	989	100	989	16,124																													
UOP	36	20	7	114																													
TOTALS										1,025	996	16,238																					
EXTRA FEATURES										45321 GREEN AVE, CALLAHAN																							
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																	
1	0511	GARAGE CB-	0	0	45	21			945.00	SF	40.00			40.00	100	1992	1992	3	66	24,948													
2	0424	CL FNC 6'	0	0	0	0			175.00	LF	20.00			20.00	100	1987	1987	3	25	875													
5	0510	GARAGE WD-	0	0	0	0			1,708.00	SF	35.00			35.00	100	2013	2013	3	75	44,835													
6	0681	POLE SHED	0	0	32	10			320.00	SF	15.00			15.00	100	2013	2013	3	75	3,600													
7	0819	CONC 12"	0	0	10	5			50.00	SF	9.50			9.50	100	1957	1957	3	20	95													
8	0978	SECURTY LT	0	0	0	0			1.00	UT	450.00			450.00	100	1980	1980	3	20	90													
9	0351	CARPORT MT	0	0	24	13			312.00	SF	6.30			6.30	100	2013	2013	3	65	1,278													
10	0810	CONCRETE A	0	0	0	0			370.00	SF	6.50			6.50	100	2013	2013	3	95	2,285													
11	0443	STK FNC 6'	0	0	0	0			64.00	LF	10.00			10.00	100	2013	2013	3	65	416													
12	0978	SECURTY LT	0	0	0	0			1.00	UT	450.00			450.00	100	2013	2013	3	87	392													
LAND DESCRIPTION										TOTAL OB/XF										78,814													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	001700	C	1STORY OFF	0	00006		106.00	112.00	11,684.97	SF		1.00	1.00	1.00	4.00	4.00	46,740																
					</																												

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