

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

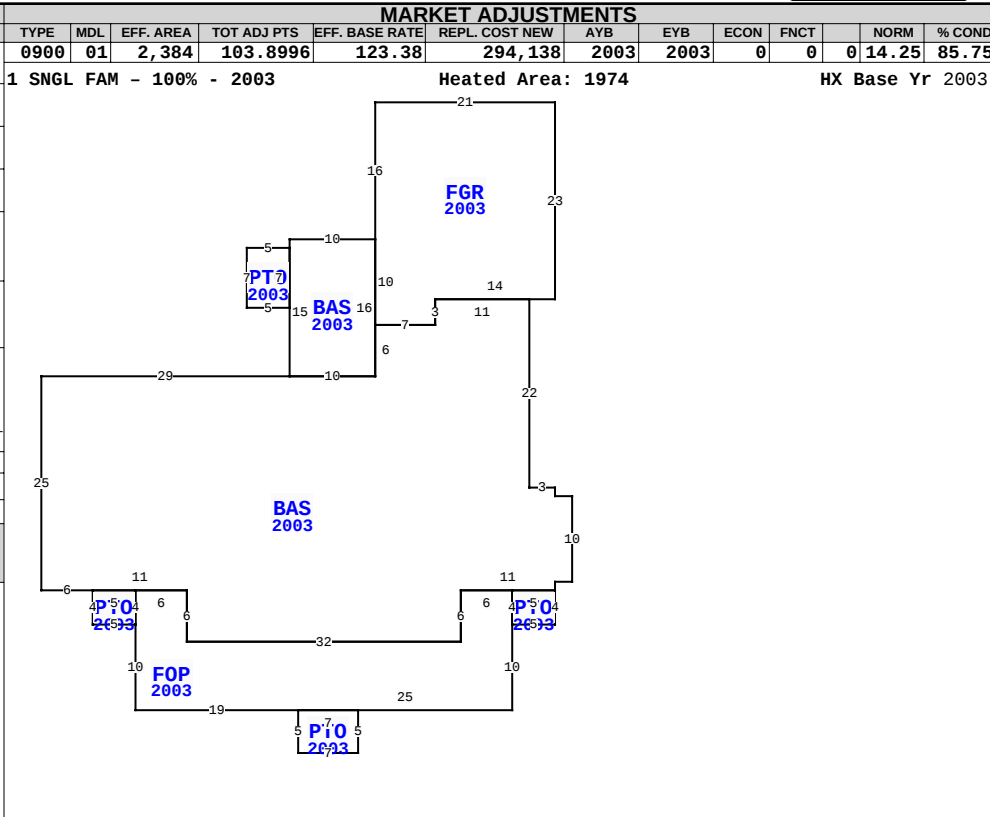
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	160	16,928
BAS	1,814	100	1,814	191,918
FGR	504	55	277	29,306
FOP	424	30	127	13,436
PTO	20	5	1	105
PTO	20	5	1	105
PTO	35	5	2	212
PTO	35	5	2	212

TOTALS	3,012		2,384	252,223
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1 0940	SHEDS/PORT		0 100	20	10	200.00	SF	15.00	
2 0511	GARAGE CB-		0 100	30	27	810.00	SF	26.80	
4 0510	GARAGE WD-		0 100	40	20	800.00	SF	23.45	
5 0680	POLE SHED		0 100	10	27	270.00	SF	6.70	
7 0500	FP-PRE FAB		0 100	0	0	1.00	UT	3,500.00	
8 0812	CONCRETE C		0 100	0	0	1,152.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1 000115		C	SFR ACRES	100	0005	OR	0.00	0.00	1.50



MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,384	103.8996	123.38	294,138	2003	2003	0	0
1 SNGL FAM - 100% - 2003									
Heated Area: 1974									
HX Base Yr 2003									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE 252,223									
TOTAL MARKET OB/XF VALUE 23,496									
TOTAL LAND VALUE - MARKET 52,500									
TOTAL MARKET VALUE 328,219									
SOH/AGL Deduction 170,335									
ASSESSED VALUE 157,884									
TOTAL EXEMPTION VALUE 50,000									
BASE TAXABLE VALUE 107,884									
TOTAL JUST VALUE 328,219									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 254,098									

46622 SAULS RD, CALLAHAN				BLD DATE						LGL DATE		
				XF DATE						LAND DATE		
				INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
200.00	SF	15.00	15.00	100	1985	1985	3	20	600			
810.00	SF	26.80	26.80	100	1987	1987	3	54.5	11,831			
800.00	SF	23.45	23.45	100	1987	1987	3	20	3,752			
270.00	SF	6.70	6.70	100	1987	1987	3	20	362			
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080			
1,152.00	SF	4.00	4.00	100	2003	2003	3	84	3,871			

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2003] W21 S16 BAS=[YR=2003] W10 S1 PTO=[YR=2003] W5 S7 E5 N7 \$ S15 BAS=[YR=2003] W29 S25 E6 PTO=[YR=2003] S4 E5 FOP=[YR=2003] S10 E19 PTO=[YR=2003] S5 E7 N5 W7 \$ E25 N10 PTO=[YR=2003] E5 N4 W5 S4 \$ N4 W6 S6 W32 N6 W6 S4 \$ N4 W5 \$ E11 S6 E32 N6 E11 N1 E2 N10 W2 N1 W3 N22 W11 S3 W7 S6 W10 \$ E10 N16 \$ S10 E7 N3 E14 N23 \$.									