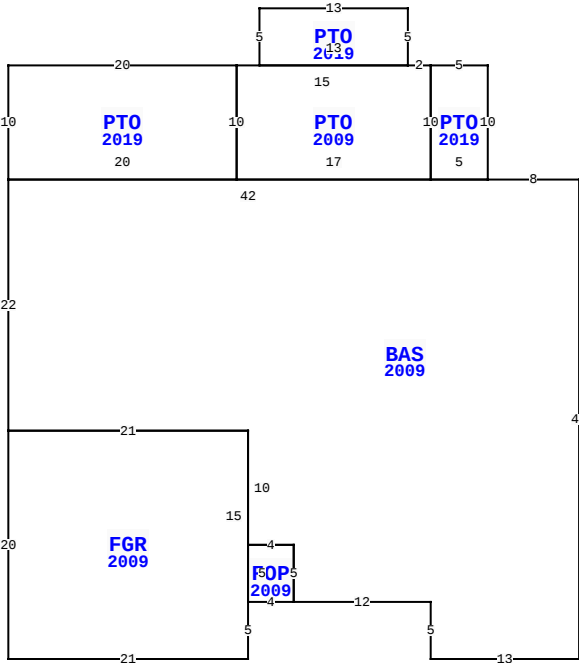




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1									
Exterior Wall	20	FACE BRICK 100	0100	01	1,840	132.4800	119.56	219,990	2009	2009	0	0	0	9.75	90.25	VALUATION SUMMARY									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021										Heated Area: 1580			HX Base Yr 2021									
Roof Cover	03	COMP SHNGL 100											VALUATION BY										STANDARD		
Interior Wall	05	DRYWALL 100											Tax Group: 6										Tax Dist:		
Interior Floor	14	CARPET 60											BUILDING MARKET VALUE										198,541		
Interior Floor	11	CLAY TILE 40											TOTAL MARKET OB/XF VALUE										7,041		
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET										40,000		
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE										245,582		
Bedrooms		3 100											SOH/AGL Deduction										43,633		
Bathrooms		2 100											ASSESSED VALUE										201,949		
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE										HX HB 50,000		
Stories	1.	1. 100	BASE TAXABLE VALUE										151,949												
Units		0 100	TOTAL JUST VALUE										245,582												
Occupancy	00	NONE 100	NCON VALUE										0												
Quality		06	Quality Level 06										INCOME VALUE												
DOR CODE		0100	SINGLE FAMILY										PREVIOUS YEAR MKT VALUE		209,971										
MAP NUM			MKT AREA										08												
NEIGHBORHOOD/LOC		8027.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,580	100	1,580	170,487																					
FGR	420	55	231	24,925																					
FOP	20	30	6	647																					
PTO	170	5	8	863																					
PTO	50	5	2	216																					
PTO	65	5	3	324																					
PTO	200	5	10	1,079																					
TOTALS		2,505		1,840	198,541																				
EXTRA FEATURES					54270 JESSICA PL, 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										
1	0811	CONCRETE B	0 100	0 0	1,488.00	SF	5.20	5.20	100	2009	2009	3	91	7,041											