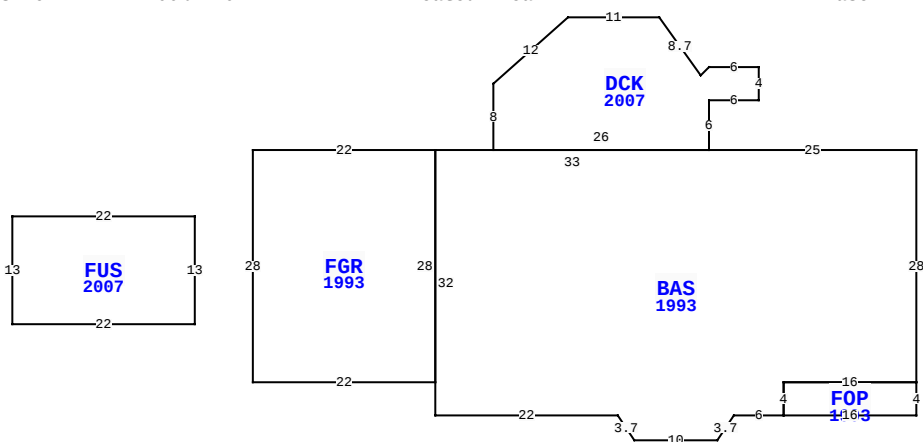


HAMLIN JOHN D JR
54031 JANICE DRIVE
CALLAHAN, FL 32011

37-1N-25-296C-0083-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
Exterior Wall	05	AVERAGE 90								0100	01	2,510	129.0576	116.47	292,340	1990	1998	0	0	0	11.78	88.22								
Exterior Wall	21	STONE 10								1 SINGLE FAM - 100% - 0										Heated Area: 2114 HX Base Yr										
Roof Structur	03	GABLE/HIP 100																												
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 90																												
Interior Floo	14	CARPET 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame Stories Units	02	WOOD FRAME 100																												
	2.	2. 100																												
		0 100																												
BUD8 Adjustme Occupancy	06	DIST 1D 100																												
	00	NONE 100																												
Quality		06 Quality Level 06																												
DOR CODE		0100 SINGLE FAMILY																												
MAP NUM		MKT AREA								08																				
NEIGHBORHOOD/LOC		8026.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,828	100	1,828	187,827																										
DCK	380	10	38	3,905																										
FGR	616	55	339	34,832																										
FOP	64	30	19	1,952																										
FUS	286	100	286	29,386																										
TOTALS		3,174		2,510		257,902																								
EXTRA FEATURES										54031 JANICE DR, 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														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	2,100.00	2,100.00	100	1990	1990	3	70	1,470															
3	0810	CONCRETE A	0 100	27	12	324.00	SF	6.50	6.50	100	1976	1976	3	28	590															
5	0350	CARPORT WD	0 100	16	18	288.00	SF	8.58	8.58	100	2003	2003	3	22	544															
6	0810	CONCRETE A	0 100	0	0	370.00	SF	6.50	6.50	100	1992	1992	3	66	1,587															
7	0812	CONCRETE C	0 100	0	0	1,973.00	SF	4.00	4.00	100	1992	1992	3	66	5,209															
8	0351	CARPORT MT	1 100	30	24	720.00	SF	10.00	10.00	100	2023	2011		55	3,960															