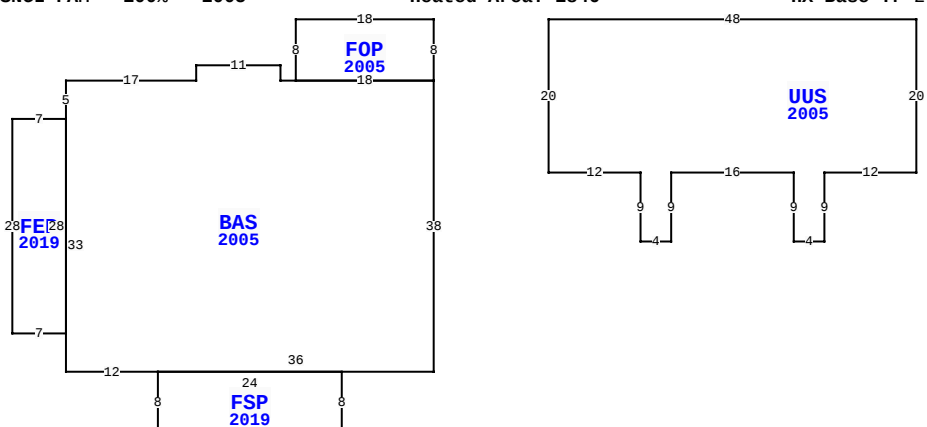


KNIGHT RICHARD D & BRENDA C
54288 JONAS DR
CALLAHAN, FL 32011

37-1N-25-299C-0025-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY																													
Exterior Wall	10	03	ABOVE AVG 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																
Roof Structur	03	03	GABLE/HIP 100		0900	01	2,639	99.7056	118.40	312,458	2005	2010	0	0	0	5.50	94.50	STANDARD																
Roof Cover	05	03	COMP SHNGL 100		1 SNGL FAM - 100% - 2005										Heated Area: 1846										HX Base Yr 2005									
Interior Wall	05	03	DRYWALL 100												BUILDING MARKET VALUE										391,330									
Interior Floo	12	03	HARDWOOD 70												TOTAL MARKET OB/XF VALUE										25,947									
Interior Floo	11	03	CLAY TILE 30												TOTAL LAND VALUE - MARKET										45,000									
Air Condition	03	03	CENTRAL 100												TOTAL MARKET VALUE										462,277									
Heating Type	04	04	AIR DUCTED 100												SOH/AGL Deduction										217,479									
Bedrooms			3 100												ASSESSED VALUE										244,798									
Bathrooms			2 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	02	WOOD FRAME 100												BASE TAXABLE VALUE										194,798									
Stories	2.	2.	2. 100												TOTAL JUST VALUE										462,277									
Units	0	0	0 100												NCON VALUE										0									
BUD8 Adjustme	06	06	DIST 1D 100		INCOME VALUE																													
Occupancy	00	00	NONE 100		PREVIOUS YEAR MKT VALUE										370,528																			
Quality			01	Quality Level 01																														
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	1,846	100	1,846	206,545																														
FEP	196	80	157	17,567																														
FOP	144	30	43	4,811																														
FSP	192	40	77	8,616																														
UUS	1,032	50	516	57,734																														
TOTALS					3,410		2,639	295,273											BLD DATE		LGL DATE													
															XF DATE		LAND DATE																	
															INC DATE		AG DATE																	
EXTRA FEATURES					54288 JONAS 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																			
1	0350	CARPORT WD	0 100	22 20	440.00	SF	8.58	8.58	100	1991	1991	3	20	755																				
5	0510	GARAGE WD-	0 100	24 12	288.00	SF	24.85	24.85	100	2000	2000	3	29	2,075																				
6	0510	GARAGE WD-	0 100	24 12	288.00	SF	24.85	24.85	100	2000	2000	3	29	2,075																				
7	0855	CONC PAVER	0 100	0 0	128.00	SF	10.00	10.00	100	2005	2005	3	87	1,114																				
8	0802	ASPHALT B	0 100	0 0	2,476.00	SF	2.40	2.40	100	2006	2006	3	60	3,565																				
9	2700	QUONSET LW	0 100	40 36	1,440.00	SF	12.00	12.00	100	2010	2010	3	68	11,750																				
10	0811	CONCRETE B	0 100	0 0	1,008.00	SF	5.20	5.20	100	2006	2006	3	88	4,613																				
LAND DESCRIPTION										TOTAL OB/XF										25,947														
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	RM	125.00	325.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																	

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