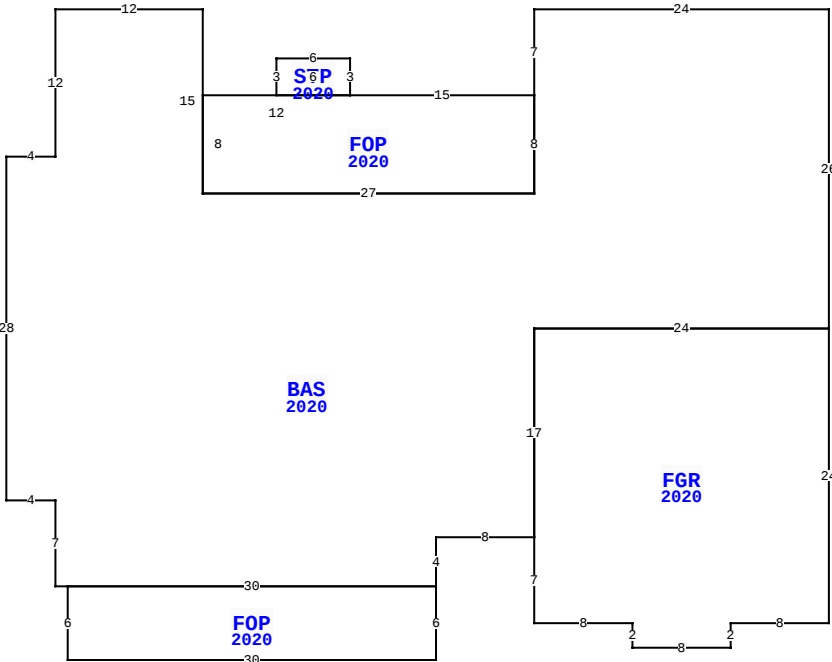


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall		20	FACE BRICK 100		0900	01	2,579	102.7200	121.98	314,586	2020	2020	0	0	0	1.50	98.50	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2021													Heated Area: 2132							HX Base Yr 2021						
Roof Cover		03	COMP SHNGL 100																												
Interior Wall		05	DRYWALL 100																												
Interior Floo		08	SHT VINYL 70																												
Interior Floo		14	CARPET 30																												
Air Condition		03	CENTRAL 100																												
Heating Type		04	AIR DUCTED 100																												
Bedrooms			4 100																												
Bathrooms			2 100																												
Frame		02	WOOD FRAME 100																												
Stories		1.	1. 100																												
Units		00	0 100																												
Occupancy		00	NONE 100																												
Quality		03	Quality Level 03																												
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	2,132	100	2,132	256,160																											
FGR	592	55	326	39,169																											
FOP	180	30	54	6,488																											
FOP	216	30	65	7,810																											
STP	18	10	2	240																											
TOTALS		3,138	2,579	309,867																											
EXTRA FEATURES					55140 SHUG RD, 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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																	
2	0812	CONCRETE C	0 100	0 0	2,563.00	SF	4.00	4.00	100	2020	2020	3	99	10,149																	