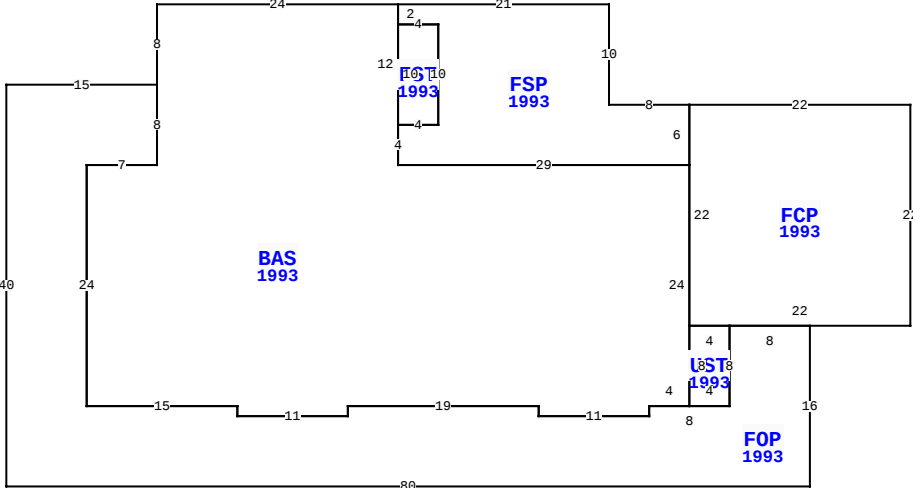


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	12	CEDAR 100								0100	01	2,439	108.9760	98.35	239,876	1958	1975	0	0	23.50	76.50	VALUATION BY STANDARD																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2005										Heated Area: 1846										HX Base Yr 2005									
Roof Cover	03	COMP SHNGL 80																												BUILDING MARKET VALUE 183,505									
Roof Cover	12	MODULAR MT 20																		TOTAL MARKET OB/XF VALUE 7,660																			
Interior Wall	05	DRYWALL 70																		TOTAL LAND VALUE - MARKET 35,000																			
Interior Wall	04	PLYWOOD 30																		TOTAL MARKET VALUE 226,165																			
Interior Floo	14	CARPET 80																		SOH/AGL Deduction 104,822																			
Interior Floo	08	SHT VINYL 20																		ASSESSED VALUE 121,343																			
Air Condition	03	CENTRAL 100																		TOTAL EXEMPTION VALUE HX HB 50,000																			
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE 71,343																			
Bedrooms	3	100																		TOTAL JUST VALUE 226,165																			
Bathrooms	2	100																		NCON VALUE 0																			
Frame	02	WOOD FRAME 100								INCOME VALUE																													
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE 190,532																													
Units	0	100																																					
BUD8 Adjustme	06	DIST 1D 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	1,846	100	1,846	138,889																																			
FCP	484	25	121	9,104																																			
FOP	994	30	298	22,421																																			
FSP	344	40	138	10,383																																			
FST	40	55	22	1,655																																			
UST	32	45	14	1,053																																			
TOTALS	3,740		2,439	183,505																																			
EXTRA FEATURES										54397 OGILVIE RD, CALLAHAN										BLD DATE																			
																				LGL DATE																			
																				LAND 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	1986	1986	3	62	2,170																							
2	0681	POLE SHED	0	100	30	24		720.00	SF 15.00	15.00	100	1995	1995	3	24	2,592																							
3	0680	POLE SHED	0	100	30	35		1,050.00	SF 6.00	6.00	100	1994	1994	3	23	1,449																							
4	0681	POLE SHED	0	100	30	14		420.00	SF 15.00	15.00	100	1994	1994	3	23	1,449																							
LAND DESCRIPTION										TOTAL OB/XF										7,660																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						