



| 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                                                                                                                               | 10               | ABOVE AVG 70     | 0100                  | 01                   | 2,405     | 124.1856    | 112.08         | 269,552        | 2006           | 2006               | 0       | 0           | 7.65   | 92.35   | VALUATION SUMMARY               |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 16               | WD FR STUC 30    | 1 SINGLE FAM - 0% - 0 |                      |           |             |                |                |                |                    |         |             |        |         | Heated Area: 2114               |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                              | 03               | GABLE/HIP 100    |                       |                      |           |             |                |                |                |                    |         |             |        |         | HX Base Yr                      |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100   |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100      |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                              | 14               | CARPET 60        |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                              | 11               | CLAY TILE 40     |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100      |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100   |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                    | 4                | 100              |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                   | 3                | 100              |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100   |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100           |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                       | 0                | 100              |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100         |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                     | 05               | Quality Level 05 |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                    | 0100             | SINGLE FAMILY    |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  | MKT AREA         |                       |                      |           |             |                |                |                |                    |         |             |        |         | 07                              |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            | 7003.00          |                  |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA          | SUBAREA MARKET VALUE |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                         | 2,114            | 100              | 2,114                 | 218,811              |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                         | 420              | 55               | 231                   | 23,909               |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                         | 45               | 30               | 14                    | 1,449                |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                         | 154              | 30               | 46                    | 4,762                |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                      | 2,733            |                  | 2,405                 | 248,931              |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                  |                       |                      |           |             |                |                |                |                    |         |             |        |         | 45093 AMHURST OAKS 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                                                                                                                                           | 0811             | CONCRETE B       | 0                     | 0                    | 0         | 803.00      | SF             | 5.20           | 5.20           | 100                | 2006    | 2006        | 3      | 88      | 3,675                           |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                  |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                           | 000100           | C                | SFR                   | 0                    | 0006      | PUD         | 0.00           | 0.00           | 1.00           | LT                 |         | 1.00        | 1.00   | 1.00    | 40,000.00                       | 40,000.00      | 40,000     |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS |                  |                  |                       |                      |           |             |                |                |                |                    |         |             |        |         |                                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |