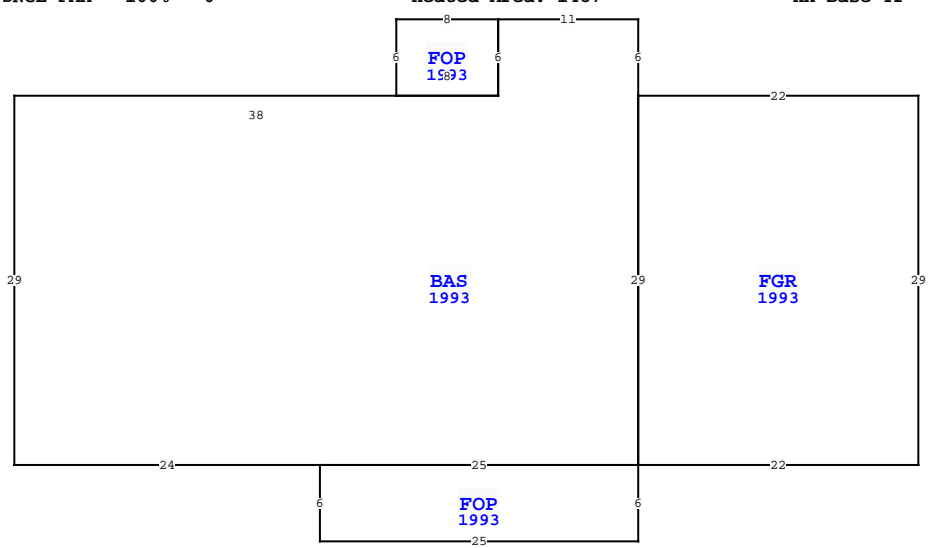


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,897	111.3280	139.16	263,987	1991	1991	0	0	23.60	76.40		
1 SNGL FAM - 100% - 0													
Heated Area: 1487 HX Base Yr													



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8024.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	1,487	158,095
FGR	638	55	351	37,318
FOP	48	30	14	1,488
FOP	150	30	45	4,784
TOTALS	2,323		1,897	201,686

EXTRA FEATURES																
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	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0810	CONCRETE A	0	100	22	484.00	SF	6.50	6.50	100	1991	1991	3	62	1,951	
3	0940	SHEDS/PORT	0	100	14	112.00	SF	30.00	30.00	100	1986	1986	3	20	672	
4	0680	POLE SHED	0	100	14	112.00	SF	10.00	10.00	100	1986	1986	3	20	224	
5	0681	POLE SHED	0	100	14	112.00	SF	15.00	15.00	100	1986	1986	3	20	336	
6	0940	SHEDS/PORT	0	100	8	64.00	SF	30.00	30.00	100	1982	1982	3	20	384	
7	0351	CARPORT MT	0	100	12	240.00	SF	10.00	10.00	100	2005	2005	3	24	576	
8	0803	ASPHALT C	0	100	0	2,007.00	SF	2.00	2.00	100	2000	2000	3	50	2,007	
9	0810	CONCRETE A	0	100	7	98.00	SF	6.50	6.50	100	1996	1996	3	72	459	

54396 CHURCH RD, CALLAHAN													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									
TOTAL OB/XF 9,059													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			201,686
TOTAL MARKET OB/XF VALUE			9,059
TOTAL LAND VALUE - MARKET			43,750
TOTAL MARKET VALUE			254,495
SOH/AGL Deduction			140,376
ASSESSED VALUE			114,119
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			64,119
TOTAL JUST VALUE			254,495
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6309	NEW CONSTR	59,144	02/23/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0607/0646	9/14/1990	QC	U	I	01	100
GRANTOR: ALFORD KAREN B						
GRANTEE: ALFORD CHARLES E						
0589/0266	1/29/1990	WD	U	I	11	30,000
GRANTOR: RAMEY WINIFRED						
GRANTEE: ALFORD CHARLES & K						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W22 BAS=[YR=1993] N6 W11 FOP=[YR=1993] W8 S6 E8 N6 \$ S6 W38 S29 E24 FOP=[YR=1993] S6 E25 N6 W25 \$ E25 N29 \$ S29 E22 N29 \$.

LAND DESCRIPTION														TOTAL OB/XF 9,059										
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	0006	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,750							