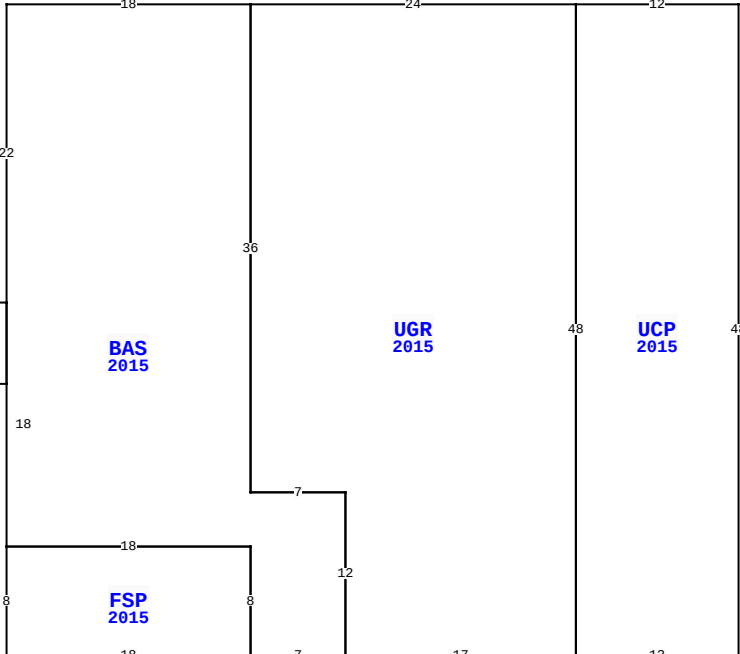


DINKINS CHRISTOPHER DAVID/PASKE JESSICA
57795 SANDY OAKS LN
CALLAHAN, FL 32011

03-2N-25-0000-0001-0160

[illegible]

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	10	ABOVE AVG 100	0900	01	1,465	117.3000	146.62	214,798	2015	2015	0	0	0	3.50	96.50	VALUATION BY	STANDARD												
Roof Structure	03	GABLE/HIP 100	2 SNGL FAM - 100% - 2023										Heated Area: 804			HX Base Yr 2023													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	1	100																											
Bathrooms	1	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	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	804	100	804	113,756																									
FOP	24	30	7	990																									
FSP	144	40	58	8,206																									
UCP	576	20	115	16,271																									
UGR	1,068	45	481	68,056																									
TOTALS	2,616		1,465	207,280																									
EXTRA FEATURES					57795 SANDY OAKS LN, 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													