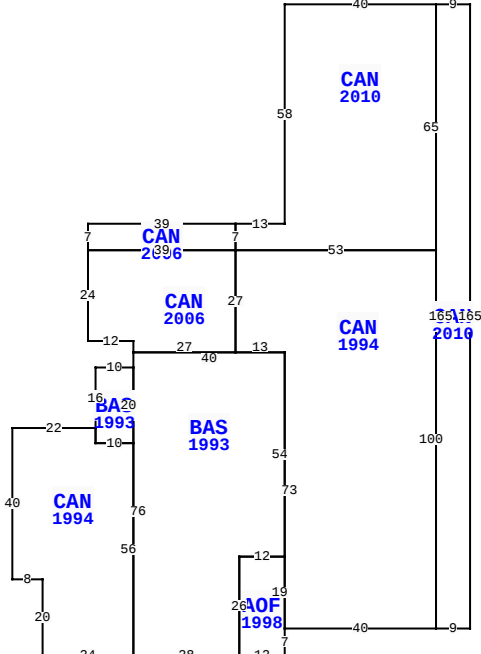


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 100		4101	04	6,861	69.0000	37.78	259,209	1970	1985	0	0	0	19.00	81.00	VALUATION BY		STANDARD														
Roof Structur	10	STEEL FRME 100		1 LGHT MANUF - 0% - 0										Heated Area: 3400			HX Base Yr																
Roof Cover	12	MODULAR MT 100																															
Interior Wall	01	MINIMUM 100																															
Interior Floo	03	CONC FINSH 100																															
Ceiling	04	NONE 100																															
Air Condition	01	NONE 100																															
Heating Type	01	NONE 100																															
Fixtures	6	100																															
Frame	03	MASONRY 100																															
Story Height	12	100																															
RMS	4	100																															
Stories	1.	1. 100																															
Units	0	100																															
BUD8 Adjustme	06	DIST 1D 100																															
Occupancy	00	OWNER OCC 100																															
Quality	03	Quality Level 03																															
DOR CODE	4100	LIGHT MANUFACTURE																															
MAP NUM		MKT AREA																															
NEIGHBORHOOD/LOC		1290.100																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE			TOT ADJ AREA										SUBAREA MARKET VALUE																
AOF		312		100			312										9,547																
BAS		200		100			200										6,120																
BAS		2,888		100			2,888										88,378																
CAN		1,720		30			516										15,790																
CAN		4,351		30			1,305										39,935																
CAN		273		30			82										2,509																
CAN		1,017		30			305										9,334																
CAN		1,485		30			446										13,649																
CAN		2,691		30			807										24,695																
TOTALS		14,937					6,861										209,959																
EXTRA FEATURES										541174 US HWY 1, 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	0810	CONCRETE A	0	0	0	0	270.00	SF	6.50	6.50	100	1994	1994	3	68	1,193																	
2	0430	CL FNC 6B	0	0	0	0	775.00	LF	9.70	9.70	100	2009	2009	3	76	5,713																	
3	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2000	2000	3	52	1,404																	
4	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	2009	2009	3	76	684																	