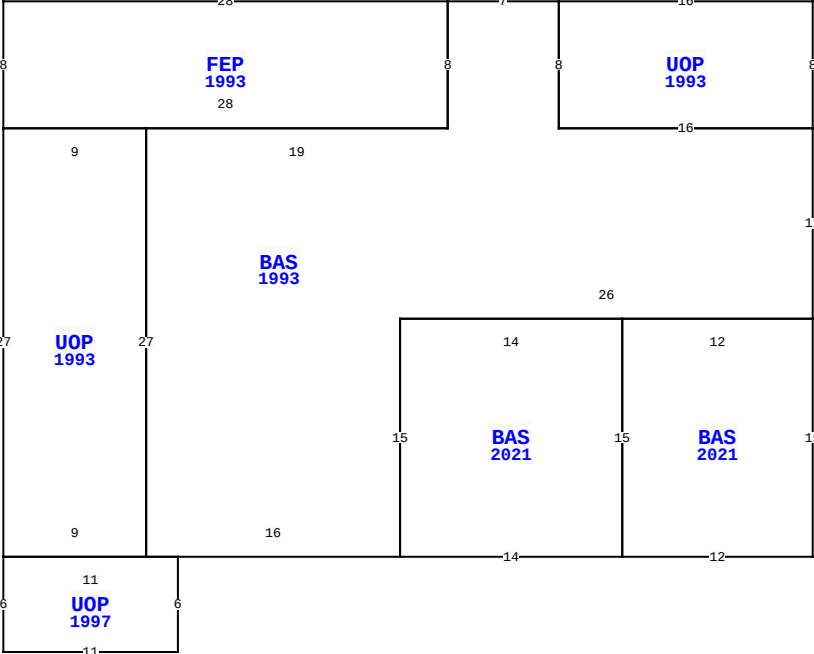


[illegible]

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		17	CB STUCCO 50		0820	02	1,489	87.4000	61.18	91,097	1971	1996	0	0	0	65.00	35.00	VALUATION BY		STANDARD									
Exterior Wall		25	MOD METAL 50		3 M/H 93- - 100% - 0													Heated Area: 1380					HX Base Yr						
Roof Structure		03	GABLE/HIP 100																	BUILDING MARKET VALUE					34,352				
Roof Cover		01	MINIMUM 100																	TOTAL MARKET OB/XF VALUE					20,538				
Interior Wall		04	PLYWOOD 70																	TOTAL LAND VALUE - MARKET					48,930				
Interior Wall		01	MINIMUM 30																	TOTAL MARKET VALUE					103,820				
Interior Floor		03	CONC FINSH 50																	SOH/AGL Deduction					39,061				
Interior Floor		08	SHT VINYL 50																	ASSESSED VALUE					64,759				
Air Condition		01	NONE 100																	TOTAL EXEMPTION VALUE					HX HB 30,684				
Heating Type		02	CONVECTION 100																	BASE TAXABLE VALUE					34,075				
Bedrooms			3 100																	TOTAL JUST VALUE					103,820				
Bathrooms			1.5 100																	NCON VALUE					0				
Frame		02	WOOD FRAME 100																	INCOME VALUE									
Stories		1.	1. 100																	PREVIOUS YEAR MKT VALUE					105,875				
Units			0 100																										
Quality		03	Quality Level 03																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA				08																						
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	800	100	800	17,130																									
BAS	180	100	180	3,854																									
BAS	210	100	210	4,497																									
FEP	224	85	190	4,068																									
UOP	128	25	32	685																									
UOP	243	25	61	1,306																									
UOP	66	25	16	343																									
TOTALS		1,851		1,489	31,884																								
EXTRA FEATURES					451126 OLD DIXIE HWY, 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													
11	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000													