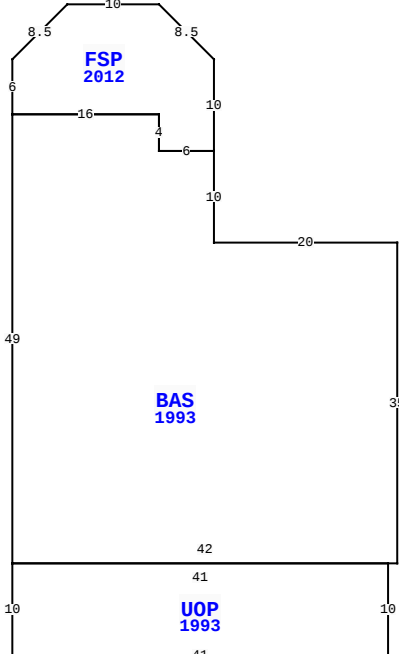
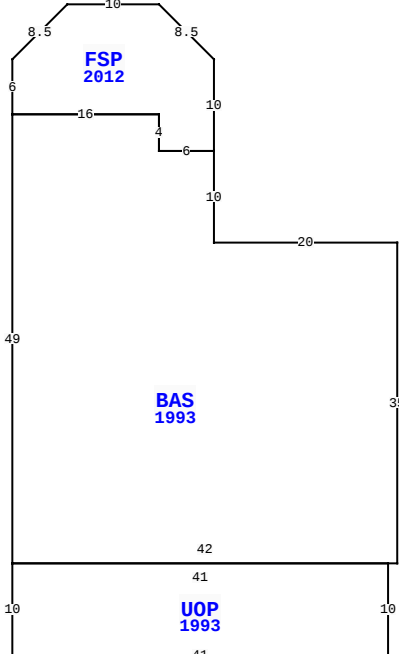


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		16	WD FR STUC 100		0100	01	1,937	113.1900		107.53	208,286	1910	1970	0	0	0	27.75	72.25	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2014										Heated Area: 1754					HX Base Yr 2014					Tax Group: 6					Tax Dist:									
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					150,487														
Interior Wall		04	PLYWOOD 50																	TOTAL MARKET OB/XF VALUE					10,843														
Interior Wall		05	DRYWALL 50																	TOTAL LAND VALUE - MARKET					72,000														
Interior Floo		14	CARPET 80																	TOTAL MARKET VALUE					233,330														
Interior Floo		08	SHT VINYL 20																	SOH/AGL Deduction					95,288														
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					138,042														
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,000														
Bedrooms		3	100																	BASE TAXABLE VALUE					88,042														
Bathrooms		2	100																	TOTAL JUST VALUE					233,330														
Frame		02	WOOD FRAME 100																	NCON VALUE					0														
Stories		1.	1. 100		INCOME VALUE																																		
Units		0	100		PREVIOUS YEAR MKT VALUE					227,516																													
BUD8 Adjustme		06	DIST 1D 100																																				
Occupancy		00	NONE 100																																				
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																	08																			
NEIGHBORHOOD/LOC		8005.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE																TOT ADJ AREA		SUBAREA MARKET VALUE																	
BAS		1,754		100																1,754		136,269																	
FSP		252		40																101		7,847																	
UOP		410		20																82		6,370																	
TOTALS		2,416				1,937		150,487																															
EXTRA FEATURES										44002 PRANCER LDG, 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	0940	SHEDS/PORT		0 100	12	16	192.00	SF	30.00	30.00	100	1988	1988	3	20	1,152																							
2	0500	FP-PRE FAB		0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240																							
3	0681	POLE SHED		0 100	16	16	256.00	SF	15.00	15.00	100	1996	1996	3	24	922																							
4	0940	SHEDS/PORT		0 100	12	20	240.00	SF	19.50	19.50	100	2000	2000	3	20	936																							
5	0810	CONCRETE A		0 100	30	30	900.00	SF	6.50	6.50	100	2005	2005	3	86	5,031																							
6	1076	TRELLIS A		0 100	6	12	72.00	SF	7.50	7.50	100	2005	2005	3	40	216																							
7	1242	WD DECK A		0 100	12	12	144.00	SF	10.00	10.00	100	2005	2005	3	24	346																							