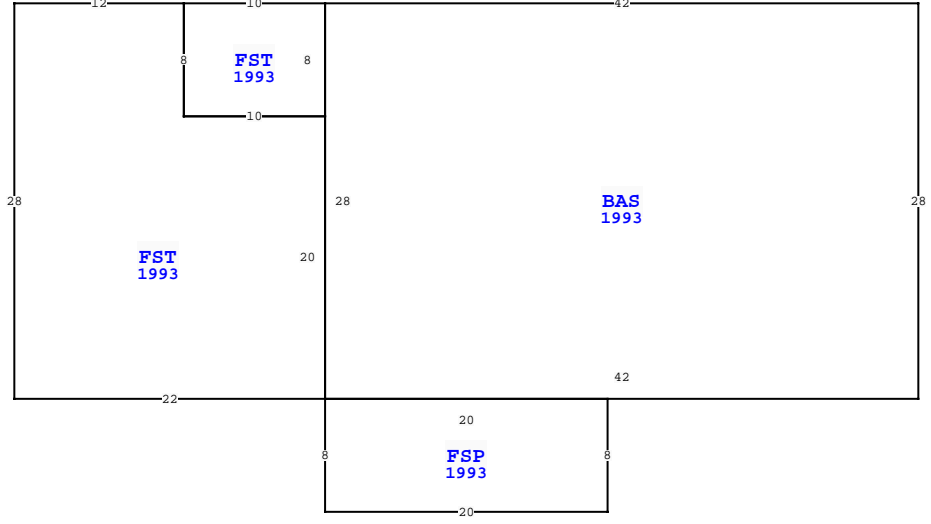


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR 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
Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 08

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,579	105.6600	132.08	208,554	1984	1989	0	0	16.88	83.12		
1 SNGL FAM - 100% - 0 Heated Area: 1176 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	129,107
FSP	160	40	64	7,026
FST	80	55	44	4,831
FST	536	55	295	32,387
<b>TOTALS</b>	<b>1,952</b>		<b>1,579</b>	<b>173,350</b>

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	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0812	CONCRETE C	0 100	0	0	2,736.00	SF	4.00	4.00	100	1986	1986	3	49.5	5,417	
3	0351	CARPORT MT	0 100	21	28	588.00	SF	10.00	10.00	100	2005	2005	3	24	1,411	

EXTRA FEATURES													
43387 RATLIFF RD, CALLAHAN													
BLD DATE		LGL DATE											
XF DATE		LAND DATE											
INC DATE		AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			173,350
TOTAL MARKET OB/XF VALUE			8,788
TOTAL LAND VALUE - MARKET			76,300
TOTAL MARKET VALUE			258,438
SOH/AGL Deduction			141,188
ASSESSED VALUE			117,250
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			67,250
TOTAL JUST VALUE			258,438
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	6/14/1991	WD	U	I		0
GRANTOR: EZELL GEORGE W BEATRI						
GRANTEE: JONES R D						
9999/9999	8/01/1986	CN	Q	I		64,000
GRANTOR: EZELL GEORGE W BEATRI						
GRANTEE: JONES R D						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W42 FST=[YR=1993] W10 FST=[YR=1993] W12 S28 E22
FSP=[YR=1993] S8 E20 N8 W20\$ N20 W10N8\$ S8 E10 N8\$ S28 E42
N28\$.

LAND DESCRIPTION														TOTAL OB/XF										
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	1.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	44,450							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	0.91	AC		1.00	1.00	1.00	35,000.00	35,000.00	31,850							