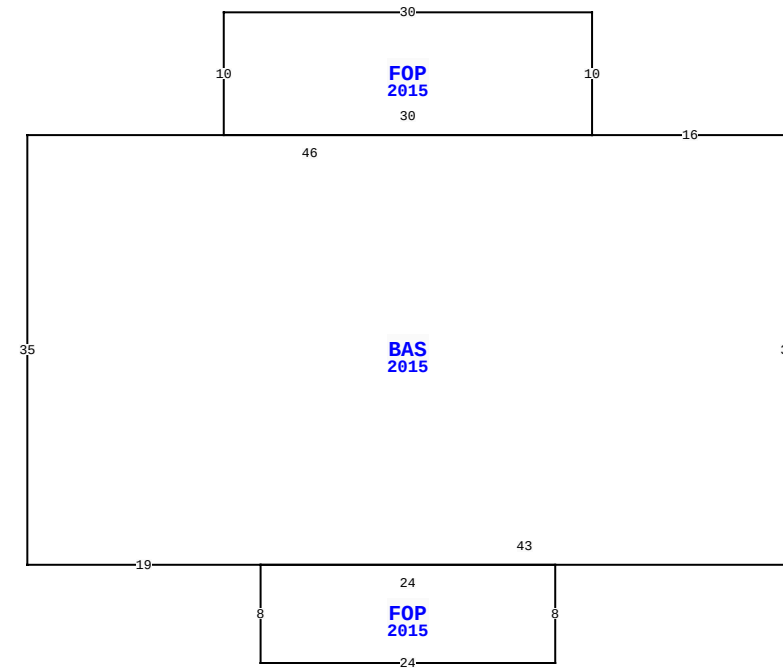


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	6																														
Exterior Wall		31	HARDIE BRD 100		0900	01	2,318	123.4310		154.29		357,644	2015	2015	0	0	0	3.50	96.50	VALUATION BY																												
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2024															Heated Area: 2170					HX Base Yr 2024					STANDARD																		
Roof Cover		03	COMP SHNGL 100																																													
Interior Wall		05	DRYWALL 100																	VALUATION BY																												
Interior Floo		11	CLAY TILE 50																	Tax Group: 6																												
Interior Floo		13	LVT/LAMNT 50																	Tax Dist:																												
Air Condition		03	CENTRAL 100																	BUILDING MARKET VALUE																												
Heating Type		04	AIR DUCTED 100																	TOTAL MARKET OB/XF VALUE																												
Bedrooms			3 100																	TOTAL LAND VALUE - MARKET																												
Bathrooms			2 100																	TOTAL MARKET VALUE																												
Frame		02	WOOD FRAME 100																	SOH/AGL Deduction																												
Stories		1.	1. 100		45621 ZIDELL RD, CALLAHAN										BLD DATE			LGL DATE			05/19/2023																											
Units			0 100												XF DATE			LAND DATE			MLU																											
Occupancy		00	NONE 100												INC DATE			AG DATE																														
Quality		05	Quality Level 05																		PERMIT NUM																											
DOR CODE		0100	SINGLE FAMILY																		DESCRIPTION																											
MAP NUM			MKT AREA																		AMT																											
NEIGHBORHOOD/LOC		8026.00																			ISSUED																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA																						SUBAREA MARKET VALUE																						
BAS		2,170	100	2,170																						323,091																						
FOP		192	30	58																						8,636																						
FOP		300	30	90																						13,400																						
TOTALS		2,662		2,318																						345,126																						
EXTRA FEATURES										TOTAL OB/XF																14,800																						
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																																
2	0812	CONCRETE C	0 100	0	0	3,700.00	SF	4.00	4.00	100	2022	2022	3	100	14,800																																	

[illegible]