



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

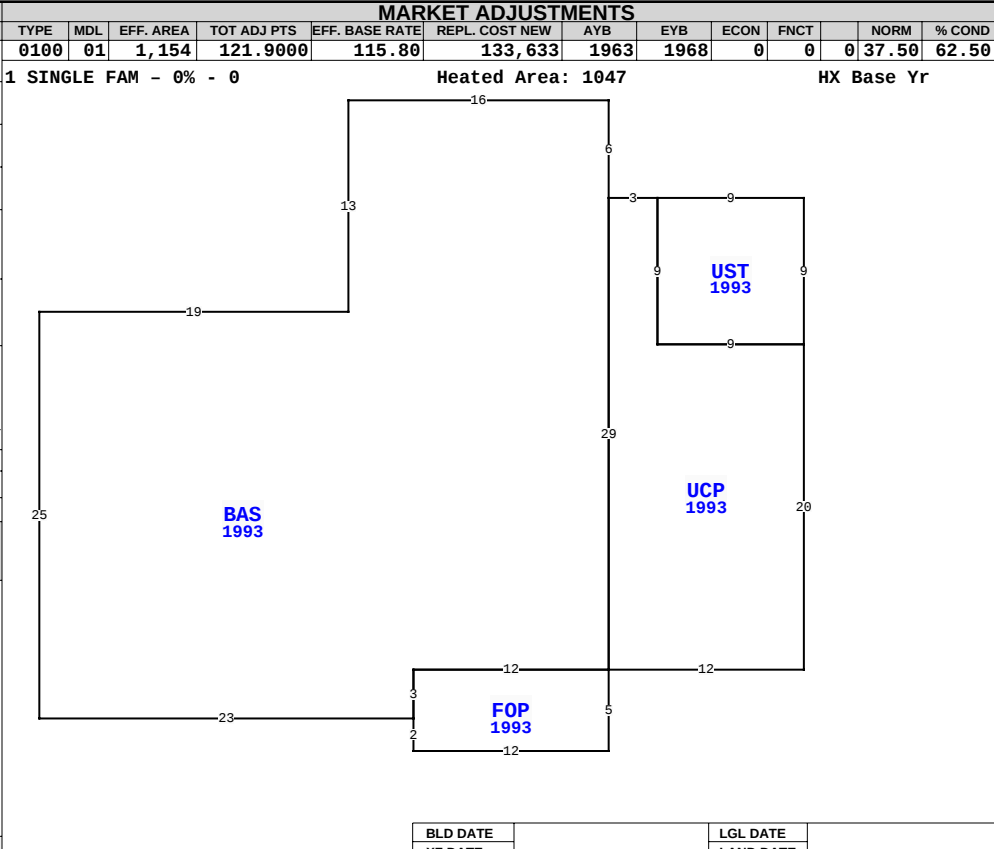
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,047	100	1,047	75,777
FOP	60	30	18	1,303
UCP	267	20	53	3,836
UST	81	45	36	2,606
TOTALS	1,455		1,154	83,521

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00	30.00	100	1997	1997	3

LAND DESCRIPTION														
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
1	000100	C	SFR	0	0006	RM	0.00	0.00	1.00	AC		1.00	1.00	0.50



45024 JOHNSON RD, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										83,521				
TOTAL MARKET OB/XF VALUE										360				
TOTAL LAND VALUE - MARKET										17,500				
TOTAL MARKET VALUE										101,381				
SOH/AGL Deduction										7,507				
ASSESSED VALUE										93,874				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										93,874				
TOTAL JUST VALUE										101,381				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										97,840				