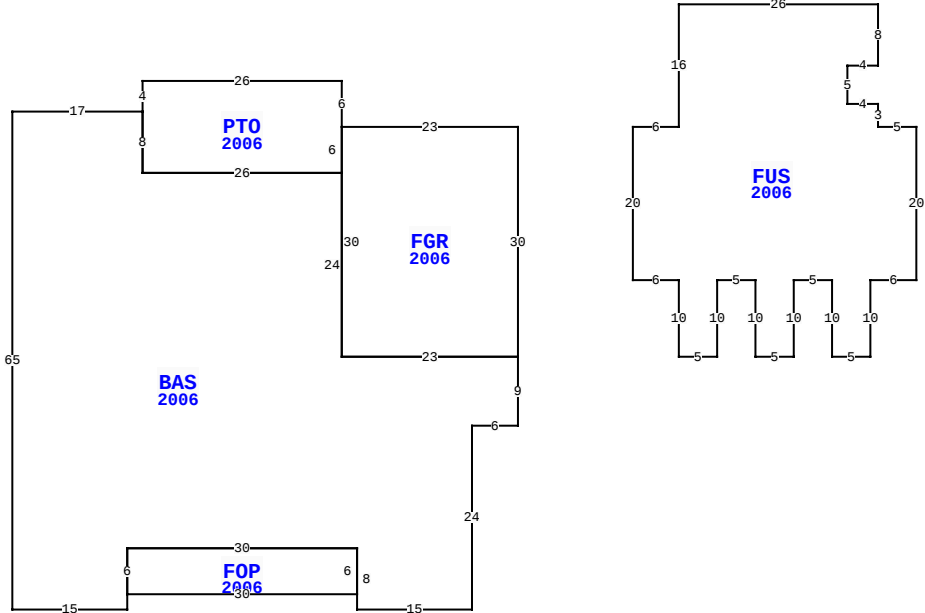


BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	20	FACE BRICK 100		0500	01	4,698	98.5560	147.83	694,505	2006	2006	0	0	0	12.75	87.25	VALUATION BY					STANDARD											
Roof Structur	08	IRREGULAR 100		1 SFR CUST - 100% - 2007										Heated Area: 4248					HX Base Yr 2007					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE					664,668									
Interior Wall	05	DRYWALL 90																	TOTAL MARKET OB/XF VALUE					81,551									
Interior Wall	06	CUST PANEL 10																	TOTAL LAND VALUE - MARKET					45,900									
Interior Floo	11	CLAY TILE 50																	TOTAL MARKET VALUE					792,119									
Interior Floo	14	CARPET 50																	SOH/AGL Deduction					410,722									
Air Condition	03	CENTRAL 100																	ASSESSED VALUE					381,397									
Heating Type	04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,000									
Bedrooms	4	100																	BASE TAXABLE VALUE					331,397									
Bathrooms	3	100																	TOTAL JUST VALUE					792,119									
Frame	02	WOOD FRAME 100																	NCON VALUE					0									
Stories	2.	2. 100																	INCOME VALUE														
Units	0	100																	PREVIOUS YEAR MKT VALUE					698,025									
Occupancy	00	NONE 100																											TEAR OFF REPLACE SHINGLES				

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	PD	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		25	MOD METAL 100		6500	01	2,800	50.7840	17.77	49,756	2020	2020	0	0	118	3.00	118.00	VALUATION BY		STANDARD														
Roof Structure		03	GABLE/HIP 100		2 GARAGE RES - 100% - 2007										Heated Area: 2800					HX Base Yr 2007					Tax Group: 6		Tax Dist:							
Roof Cover		12	MODULAR MT 100		704070 BAS2020															BUILDING MARKET VALUE		664,668												
Interior Wall			N/A 100																	TOTAL MARKET OB/XF VALUE		81,551												
Interior Floor		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET		45,900												
Air Condition		99	N/A 100																	TOTAL MARKET VALUE		792,119												
Heating Type			N/A 100																	SOH/AGL Deduction		410,722												
Bedrooms			0 100																	ASSESSED VALUE		381,397												
Bathrooms			0 100																	TOTAL EXEMPTION VALUE		HX HB		50,000										
Frame		05	STEEL 100																	BASE TAXABLE VALUE		331,397												
Stories		0	0 100																	TOTAL JUST VALUE		792,119												
Units			0 100																	NCON VALUE		0												
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE		698,025																											
Quality		06	Quality Level 06																															
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	2,800	100	2,800	58,712																														
TOTALS					2,800		2,800	58,712											BLD DATE		LGL DATE		06/13/2023		MLU									
EXTRA FEATURES					615171 RIVER RD, CALLAHAN										XF DATE		LAND DATE																	
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																		