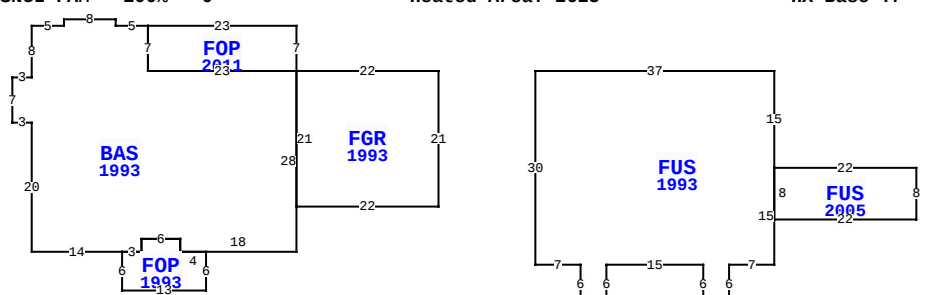


BELL RONALD W & BRENDA D
45219 MICKLER STREET
CALLAHAN, FL 32011

29-2N-25-3200-0003-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	20	FACE BRICK 90								0900	01	2,954	93.5676	116.96	345,500	1986	1986	0	0	25.37	74.63	VALUATION BY								STANDARD																			
Exterior Wall	05	AVERAGE 10								1 SNGL FAM - 100% - 0										Heated Area: 2625										HX Base Yr										Tax Group: 1								Tax Dist:	
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										257,847																			
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										36,898																			
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										136,500																			
Interior Floo	11	CARPET 70																		TOTAL MARKET VALUE										431,245																			
Interior Floo	14	CLAY TILE 30																		SOH/AGL Deduction										224,101																			
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										207,144																			
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB		50,000																	
Bedrooms		3 100																		BASE TAXABLE VALUE										157,144																			
Bathrooms		2.5 100																		TOTAL JUST VALUE										431,245																			
Frame	02	WOOD FRAME 100																		NCON VALUE										0																			
Stories	2.	2. 100																		INCOME VALUE																													
Units		0 100																		PREVIOUS YEAR MKT VALUE										383,164																			
BUD8 Adjustme	01	DIST CA 100																																															
Occupancy	00	NONE 100																																															
Quality		01	Quality Level 01																																														
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA																												07																		
NEIGHBORHOOD/LOC		7001.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,291	100	1,291	112,688																																													
FGR	462	55	254	22,171																																													
FOP	90	30	27	2,357																																													
FOP	161	30	48	4,190																																													
FUS	1,158	100	1,158	101,079																																													
FUS	176	100	176	15,363																																													
TOTALS		3,338	2,954	257,847																																													
EXTRA FEATURES										45219 MICKLER ST, CALLAHAN										BLD DATE										LGL DATE																			
																				XF DATE										LAND DATE																			
																				INC DATE										AG 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																																	
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200																																		
2	0810	CONCRETE A	0 100	30	16	480.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,544																																		
3	0810	CONCRETE A	0 100	7	12	84.00	SF	6.50	6.50	100	1980	1980	3	32.5	177																																		
4	0812	CONCRETE C	0 100	0	0	2,312.00	SF	4.00	4.00	100	1990	1990	3	59.5	5,503																																		
5	0940	SHEDS/PORT	0 100	8	8	64.00	SF	21.30	21.30	100	1995	1995	3	20	273																																		
6	0510	GARAGE WD-	0 100	24	14	336.00	SF	25.90	25.90	100	2000	2000	3	28	2,437																																		
7	0351	CARPORT MT	0 100	24	12	288.00	SF	10.00	10.00	100	2000	2000	3	20	576																																		
8	0810	CONCRETE A	0 100	0	0	240.00	SF	6.50	6.50	100	2005	2005	3	86	1,342																																		
9	0861	POOL GUNIT	0 100	30	14	420.00	SF	85.00	85.00	100	2005	2005	3	40	14,280																																		
10	0855	CONC PAVER	0 100	0	0	748.00	SF	10.00	10.00	100	2005	2005	3	86	6,433																																		
LAND DESCRIPTION										TOTAL OB/XF										33,765																													
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	000000	C	VAC RES	100	0006	RL	195.00	168.00	195.00	FF		1.00	1.00	1.00	700.00	700.00	136,500																																
												</																																					

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ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON		FNCT			NORM	% COND		VALUATION SUMMARY										
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