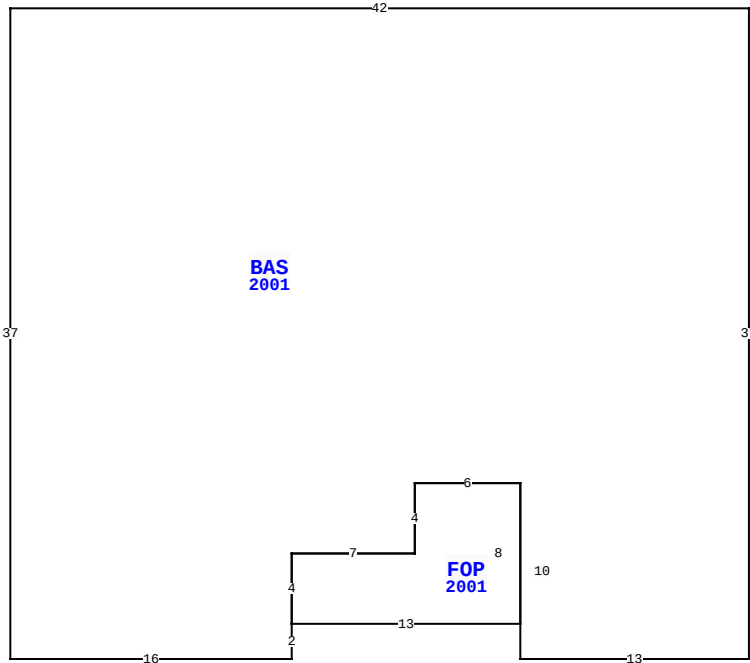


CROSBY KENNETH ALLEN JR
45061 OAK TRAIL
CALLAHAN, FL 32011

30-2N-25-8000-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Exterior Wall	16	WD FR STUC 100	0900	01	1,475	107.8650	134.83	198,874	2001	2001	0	0	0	11.00	89.00	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023										Heated Area: 1452					HX Base Yr 2023					Tax Group: 1					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					176,998														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					7,412														
Interior Floo	11	CLAY TILE 50											TOTAL LAND VALUE - MARKET					20,000														
Interior Floo	14	CARPET 50											TOTAL MARKET VALUE					204,410														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					1,335														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					203,075														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms		2 100											BASE TAXABLE VALUE					153,075														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					204,410														
Stories	1.	1. 100											NCON VALUE					0														
Units	0	0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					197,160																								