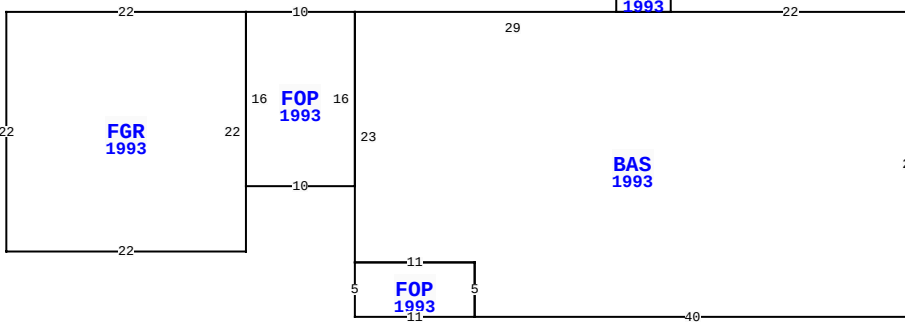


CICERO CHRISTOPHER TODD
12159 CATTAIL DR W
JACKSONVILLE, FL 32223

31-3N-25-0000-0001-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												VALUATION BY		STANDARD
Exterior Wall	05	AVERAGE 100		0100	01	1,709	104.0000	98.80	168,849	1956	1995	0	0	0	13.75	86.25	Tax Group: 4 Tax Dist:														
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0												Heated Area: 1373 HX Base Yr															
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 80																												145,632	
Interior Wall	04	PLYWOOD 20																												216	
Interior Floo	13	LVT/LAMNT 50																												70,000	
Interior Floo	14	CARPET 50																												181,348	
Air Condition	03	CENTRAL 100																												21,126	
Heating Type	04	AIR DUCTED 100																												160,222	
Bedrooms	3	100																												0	
Bathrooms	1	100																												160,222	
Frame	02	WOOD FRAME 100																													
Stories	1.	1. 100																													
Units		0 100																													
Occupancy	00	NONE 100																													
Quality		03	Quality Level 03																												
DOR CODE		5000	IMPROVED AG																												
MAP NUM			MKT AREA		05																										
NEIGHBORHOOD/LOC		5001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,373	100	1,373	117,000																											
FGR	484	55	266	22,667																											
FOP	20	30	6	511																											
FOP	55	30	16	1,364																											
FOP	160	30	48	4,090																											
TOTALS		2,092		1,709	145,632																										
EXTRA FEATURES					46289 DREW LN, CALLAHAN																										
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	0940	SHEDS/PORT	0	0	8	10	80.00	SF	13.50		13.50	100	1982	1982	3	20	216														
					</																										