

[illegible]



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	1290.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	28,353
UOP	256	25	64	1,575
TOTALS	1,408		1,216	29,928

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,216	117.2000	82.04	99,761	1992	1992	0	0	0	70.00	30.00
2 M/H 93- - 0% - 0												
Heated Area: 1152 HX Base Yr												
BAS 2000												
UOP 2002												
541641 US HWY 1, CALLAHAN												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					143,227				
TOTAL MARKET OB/XF VALUE					4,479				
TOTAL LAND VALUE - MARKET					180,774				
TOTAL MARKET VALUE					328,480				
SOH/AGL Deduction					80,537				
ASSESSED VALUE					247,943				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					247,943				
TOTAL JUST VALUE					328,480				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					321,526				