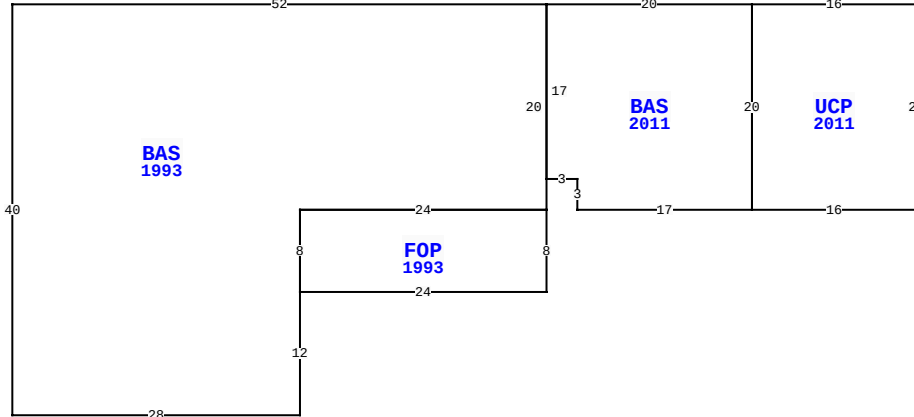


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	12	CEDAR 90								0100	01	2,113	102.5080	97.38	205,764	1960	1985	0	0	0	19.00	81.00																	
Exterior Wall	21	STONE 10								1 SINGLE FAM - 100% - 2017										Heated Area: 1991										HX Base Yr 2017									
Roof Structur	03	GABLE/HIP 100																																					
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 60																																					
Interior Floo	09	PINE WOOD 40																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	1	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Occupancy	00	NONE 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM										MKT AREA		08																											
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
BAS	1,600	100	1,600		126,204																																		
BAS	391	100	391		30,842																																		
FOP	192	30	58		4,575																																		
UCP	320	20	64		5,048																																		
TOTALS		2,503				2,113		166,669																															
EXTRA FEATURES										54123 WILBUR JONES RD, 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	0350	CARPORT WD	0	100	30	14			420.00	SF	10.01				841																								
2	0510	GARAGE WD-	0	100	30	20			600.00	SF	23.45				2,814																								
3	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00				3,500.00																								
4	0681	POLE SHED	0	100	14	12			168.00	SF	15.00				504																								
5	0681	POLE SHED	0	100	14	12			168.00	SF	15.00				504																								
6	1242	WD DECK A	0	100	12	12			144.00	SF	10.00				288																								
LAND DESCRIPTION										TOTAL OB/XF										7,331																			
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.85	AC		1.00	1.00	1.00	18,000.00	18,000.00	69,300																						