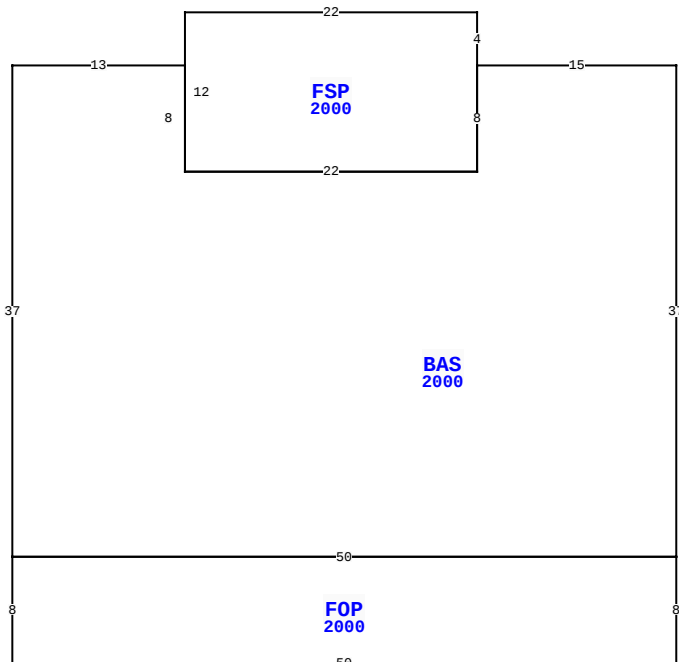


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0100	01	1,900	107.4080	102.04	193,876	2000	2000	0	0	0	11.25	88.75	VALUATION BY								STANDARD								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2001										Heated Area: 1674										HX Base Yr 2001									
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	11	CLAY TILE 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																																					
Occupancy	00	NONE 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		5000IMPROVED AG																																					
MAP NUM								MKT AREA		08																													
NEIGHBORHOOD/LOC		8001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
BAS	1,674	100	1,674		151,598																																		
FOP	400	30	120		10,867																																		
FSP	264	40	106		9,599																																		
TOTALS		2,338				1,900		172,065																															
EXTRA FEATURES										441173 SANDY FORD 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	0500	FP-PRE FAB		0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940																							
2	0811	CONCRETE B		0 100	0	0	976.00	SF	5.20	5.20	100	2000	2000	3	79	4,009																							
3	0681	POLE SHED		0 100	40	36	1,440.00	SF	15.00	15.00	100	2008	2008	3	52	11,232																							
4	0681	POLE SHED		0 100	14	40	560.00	SF	15.00	15.00	100	2015	2015	3	78	6,552																							