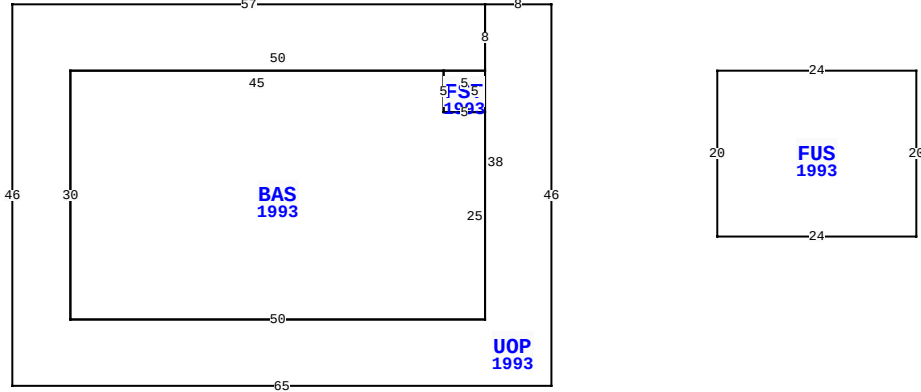


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	32	LOG 100		0900	01	2,267	91.5516	114.44	259,435	1990	1995	0	0	0	0.00	100.00	VALUATION BY		STANDARD																		
Roof Structur	08	IRREGULAR 100		1 SNGL FAM - 100% - 0										Heated Area: 1955										HX Base Yr													
Roof Cover	03	COMP SHNGL 50																Tax Group: 6										Tax Dist:									
Roof Cover	12	MODULAR MT 50																BUILDING MARKET VALUE										259,435									
Interior Wall	02	WALL BD/WD 60																TOTAL MARKET OB/XF VALUE										14,386									
Interior Wall	05	DRYWALL 40																TOTAL LAND VALUE - MARKET										74,900									
Interior Floo	09	PINE WOOD 90																TOTAL MARKET VALUE										348,721									
Interior Floo	14	CARPET 10		54089 HUNTER RD, CALLAHAN														SOH/AGL Deduction										214,118									
Air Condition	03	CENTRAL 100																ASSESSED VALUE										134,603									
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms		3 100																BASE TAXABLE VALUE										84,603									
Bathrooms		2.5 100																TOTAL JUST VALUE										348,721									
Frame	02	WOOD FRAME 100																NCON VALUE										0									
Stories	1.5	1.5 100																INCOME VALUE																			
Units		0 100																PREVIOUS YEAR MKT VALUE										278,012									
Occupancy	00	NONE 100																																			
Quality	01	Quality Level 01																																			
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	1,475	100	1,475	168,799																																	
FST	25	55	14	1,602																																	
FUS	480	100	480	54,931																																	
UOP	1,490	20	298	34,103																																	
TOTALS	3,470		2,267	259,435																																	
EXTRA FEATURES				54089 HUNTER 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	1990	1990	3	68	2,380																					
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1990	1990	3	28	4,704																					
3	0812	CONCRETE C	0	100	0	0	2,393.00	SF	4.00	4.00	100	1990	1990	3	59.5	5,695																					
4	0830	FLAGSTONE	0	100	0	0	216.00	SF	12.00	12.00	100	1991	1991	3	62	1,607																					
														</																							