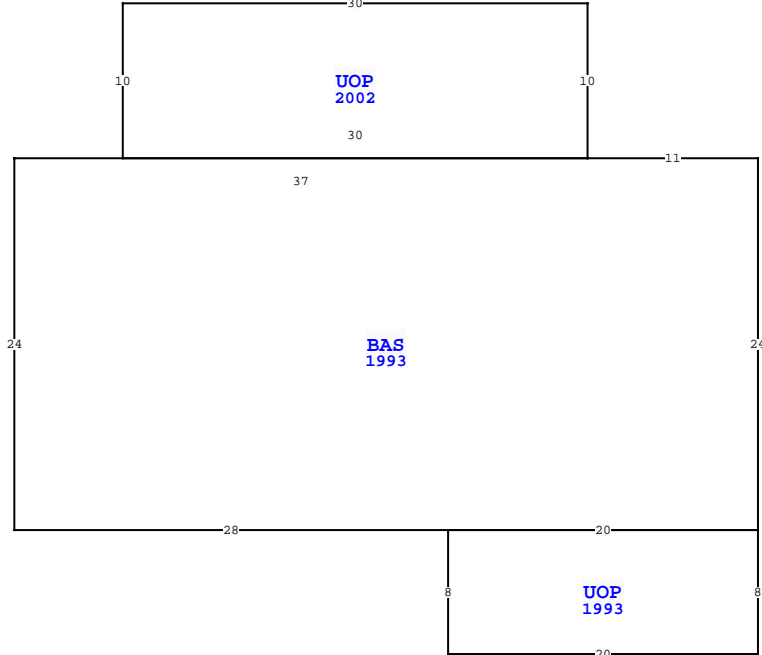


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,267	117.2000	82.04	103,945	1986	1986	0	0	70.00	30.00		
1 M/H 93- - 0% - 0 Heated Area: 1152 HX Base Yr													



Quality	03 Quality Level 03			
DOR CODE	0200 MOBILE HOME			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	28,353
UOP	160	25	40	985
UOP	300	25	75	1,846
TOTALS	1,612		1,267	31,184

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			31,184
TOTAL MARKET OB/XF VALUE			4,341
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			80,525
SOH/AGL Deduction			23,174
ASSESSED VALUE			57,351
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			57,351
TOTAL JUST VALUE			80,525
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			78,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1116/0574	2/26/2003	WD	U	I	07	100
GRANTOR: GEIGER LARRY W						
GRANTEE: EDENFIELD BOBBIE E						
1111/0271	2/03/2003	WD	U	I	21	71,000
GRANTOR: GEIGER LARRY W						
GRANTEE: EDENFIELD BOBBIE E						

EXTRA FEATURES																	
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	0510	GARAGE WD-	0	0	20	24	480.00	SF	23.45	23.45	100	1987	1987	3	20	2,251	
2	0940	SHEDS/PORT	0	0	14	12	168.00	SF	18.00	18.00	100	1985	1985	3	20	605	
3	0811	CONCRETE B	0	0	0	0	600.00	SF	4.16	4.16	100	1990	1990	3	59.5	1,485	

54047 TROOPER CT, CALLAHAN														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	
														TOTAL OB/XF 4,341			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W11 UOP=[YR=2002] N10 W30 S10 E30\$ W37 S24 E28													
UOP=[YR=1993] S8 E20 N8 W20\$ E20 N24\$ .													

LAND DESCRIPTION														TOTAL OB/XF										
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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							