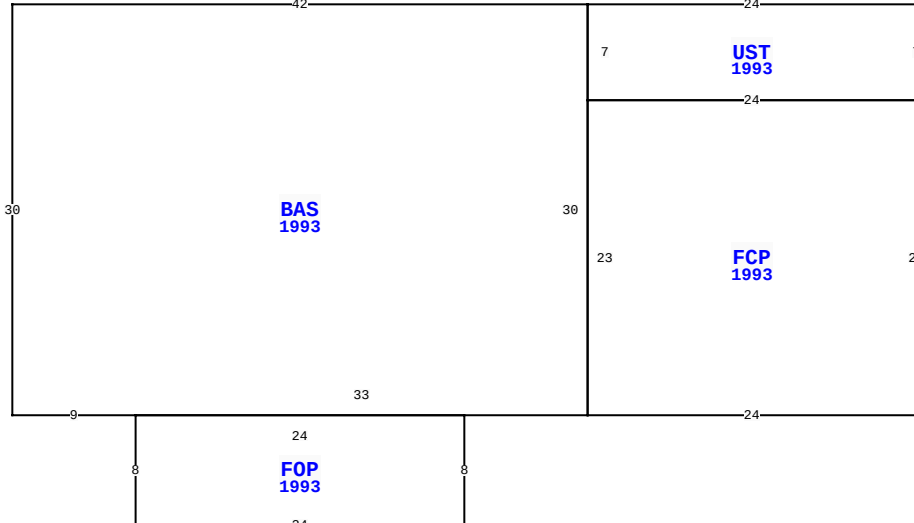


BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall	19	COMMON BRK 100	0100	01	1,532	113.2200	107.56	164,782	1956	1956	0	0	0	43.50	56.50	STANDARD																					
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1260 HX Base Yr																								
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										152,399														
Interior Wall	03	PLASTER 100											TOTAL MARKET OB/XF VALUE										0														
Interior Floor	09	PINE WOOD 100											TOTAL LAND VALUE - MARKET										78,840														
Air Condition	01	NONE 100											TOTAL MARKET VALUE										231,239														
Heating Type	03	FORCED AIR 100											SOH/AGL Deduction										9,234														
Bedrooms	3	100											ASSESSED VALUE										222,005														
Bathrooms	1	100											TOTAL EXEMPTION VALUE										0														
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										222,005														
Stories	1.	1. 100											TOTAL JUST VALUE										231,239														
Units	0	100											NCON VALUE										0														
BUD8 Adjustme	06	DIST 1D 100											INCOME VALUE										0														
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										224,254														
Quality	03	Quality Level 03																																			
DOR CODE	0100	SINGLE FAMILY																																			
MAP NUM		MKT AREA																																			
NEIGHBORHOOD/LOC	8009.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,260	100	1,260	76,572																																	
FCP	552	25	138	8,386																																	
FOP	192	30	58	3,524																																	
UST	168	45	76	4,619																																	
TOTALS	2,172		1,532	93,102																																	
EXTRA FEATURES					450279 SR 200, 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																						
				</																																	

MILLIGAN RONALD G/SCOTT JEANNE
PO BOX 1199
HILLIARD, FL 32046

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[illegible]

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