



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 25 | MOD METAL 100  |
| Roof Structur            | 01 | FLAT 100       |
| Roof Cover               | 01 | MINIMUM 100    |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5011.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 996              | 100         | 996          | 19,494               |
| TOTALS    | 996              |             | 996          | 19,494               |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 1243       | WD DECK F   | 0 100   | 8  | 8  | 64.00  | SF | 3.20     | 3.20           |
| 2              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |
| 3              | 0510       | GARAGE WD-  | 0 100   | 30 | 12 | 360.00 | SF | 19.60    | 19.60          |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000102   | C   | SFR/MH               | 100 | 0005 | OR       | 0.00  | 0.00  | 1.00        |

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

08200299693.200065.2464,9791969196900070.0030.00

1 M/H 93- - 100% - 1980Heated Area: 996HX Base Yr 1980

12

24

14

26

31

55

BAS 1993

BLD DATE

XF DATE

INC DATE

56063 NASSAU OAKS DR, CALLAHAN

LGL DATE

LAND DATE

AG DATE

| 56063 NASSAU OAKS DR, CALLAHAN |    |          |                |           | XF DATE  |             |   |        |                 | LAND DATE |
|--------------------------------|----|----------|----------------|-----------|----------|-------------|---|--------|-----------------|-----------|
|                                |    |          |                |           | INC DATE |             |   |        |                 | AG DATE   |
| UNITS                          | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |
| 64.00                          | SF | 3.20     | 3.20           | 100       | 1980     | 1980        | 3 | 20     | 41              |           |
| 1.00                           | UT | 3,500.00 | 3,500.00       | 100       | 1985     | 1985        | 3 | 58     | 2,030           |           |
| 360.00                         | SF | 19.60    | 19.60          | 100       | 1990     | 1990        | 3 | 20     | 1,411           |           |
|                                |    |          |                |           |          |             |   |        |                 |           |
|                                |    |          |                |           |          |             |   |        |                 |           |
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|                                |    |          |                |           |          |             |   |        |                 |           |

| NASSAU COUNTY PROPERTY    |  |                    | PAGE 1 of 2 | 4 |
|---------------------------|--|--------------------|-------------|---|
| VALUATION SUMMARY         |  |                    |             |   |
| VALUATION BY              |  | STANDARD           |             |   |
| Tax Group: 4              |  | Tax Dist:          |             |   |
| BUILDING MARKET VALUE     |  | 94,094             |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,482              |             |   |
| TOTAL LAND VALUE - MARKET |  | 67,500             |             |   |
| TOTAL MARKET VALUE        |  | 165,076            |             |   |
| SOH/AGL Deduction         |  | 122,087            |             |   |
| ASSESSED VALUE            |  | 42,989             |             |   |
| TOTAL EXEMPTION VALUE     |  | HX HB WX<br>30,000 |             |   |
| BASE TAXABLE VALUE        |  | 12,989             |             |   |
| TOTAL JUST VALUE          |  | 165,076            |             |   |
| NCON VALUE                |  | 0                  |             |   |
| INCOME VALUE              |  |                    |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 160,415            |             |   |
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**STOKES CHARLOTTE A L/E/  
56063 NASSAU OAKS DRIVE  
CALLAHAN, FL 32011**

**48-3N-25-4196-0123-0000**

[illegible]