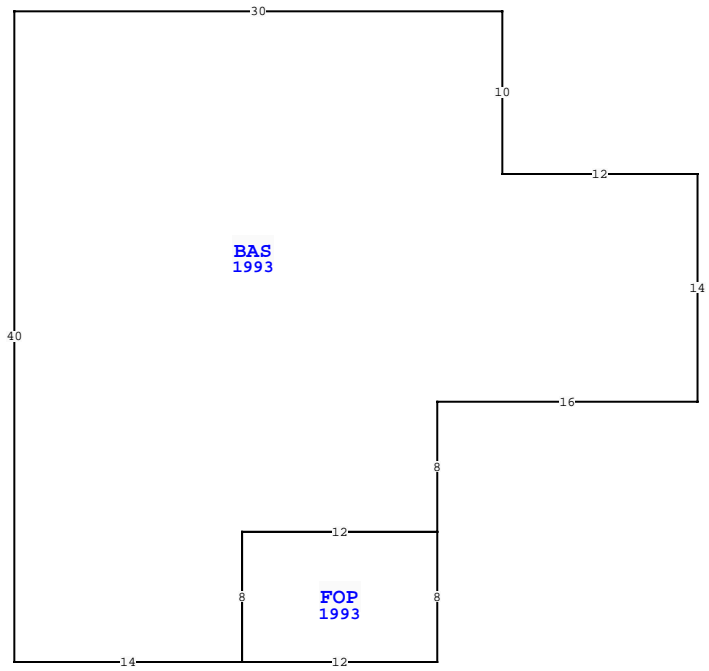


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
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
BAS	1,208	100	1,208
FOP	96	30	29
TOTALS	1,304		1,237
			107,851

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,237	110.2400	104.73	129,551	1950	1985	0	0	16.75	83.25		
1 SINGLE FAM - 100% - 1995 Heated Area: 1208 HX Base Yr 1995													



NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		107,851			
TOTAL MARKET OB/XF VALUE		8,296			
TOTAL LAND VALUE - MARKET		18,900			
TOTAL MARKET VALUE		135,047			
SOH/AGL Deduction		67,605			
ASSESSED VALUE		67,442			
TOTAL EXEMPTION VALUE		HX HB 42,442			
BASE TAXABLE VALUE		25,000			
TOTAL JUST VALUE		135,047			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		121,464			
EYB ADJSTD FOR REMODELING: 10/23KW					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
M8520	H/AC	0	07/01/2004		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
0710/1898	8/09/1994	WD U	I	05	47,500
GRANTOR: SECRETARY OF VETERANS					
GRANTEE: SYMONDS JEAN E					
0697/0156	1/26/1994	CT U	I	14	100
GRANTOR: CLERK OF COURT					
GRANTEE: SECRETARY OF VET AF					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1993] W12 N10 W30 S40 E14 FOP=[YR=1993] E12 N8 W12 S8\$ N8 E12 N8 E16 N14\$.					

EXTRA FEATURES														45844 PICKETT ST, 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	0810	CONCRETE A	0	100	0	0		446.00	SF 6.50	100	1980	1980	3	32.5	942	
2	0510	GARAGE WD-	0	100	24	30		720.00	SF 35.00	100	1950	1950	3	20	5,040	
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1980	1980	3	46.5	1,628	
4	0940	SHEDS/PORT	0	100	10	16		160.00	SF 19.50	100	2004	2004	3	22	686	
TOTAL OB/XF 8,296																

LAND DESCRIPTION										TOTAL OB/XF 8,296														
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	000100	C	SFR	100	0006	OR	128.00	220.00	0.54	AC		1.00	1.00	1.00	35,000.00	35,000.00	18,900							