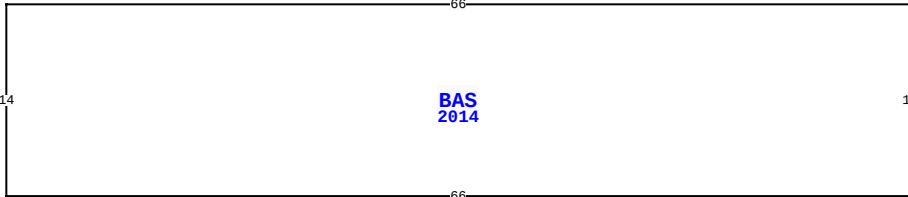


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	25	MOD METAL 100		0800	02	924	93.0000	79.05	73,042	1994	1994	0	0	0	70.00	30.00	VALUATION BY		STANDARD																		
Roof Structur	03	GABLE/HIP 100		1 M/H 94+ - 0% - 0													Heated Area: 924					HX Base Yr															
Roof Cover	01	MINIMUM 100		146614																			Tax Group: 6					Tax Dist:					21,913				
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE										12,961				
Interior Floo	08	SHT VINYL 100																					TOTAL MARKET OB/XF VALUE										444,770				
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET										168,810				
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE										21,550				
Bedrooms		2 100																					ASSESSED VALUE										147,260				
Bathrooms		1.5 100																					TOTAL EXEMPTION VALUE										0				
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE										147,260				
Stories	0	0 100																					TOTAL JUST VALUE										479,644				
Units		0 100																					NCON VALUE										0				
																							INCOME VALUE														
									PREVIOUS YEAR MKT VALUE										458,598																		
Quality		03		Quality Level 03																																	
DOR CODE		5000		IMPROVED AG																																	
MAP NUM				MKT AREA																08																	
NEIGHBORHOOD/LOC				8001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	924	100	2014	924	21,913																																
TOTALS						924			924	21,913																											
EXTRA FEATURES						44121 KINGBIRD DR, 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	0681	POLE SHED	0	0	40	25	1,000.00	SF	15.00	15.00	100	2012	2012	3	64	9,600																					
2	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	2014	2014	3	60	360																					
3	0810	CONCRETE A	0	0	0	0	486.00	SF	6.50	6.50	100	2016	2016	3	95	3,001																					