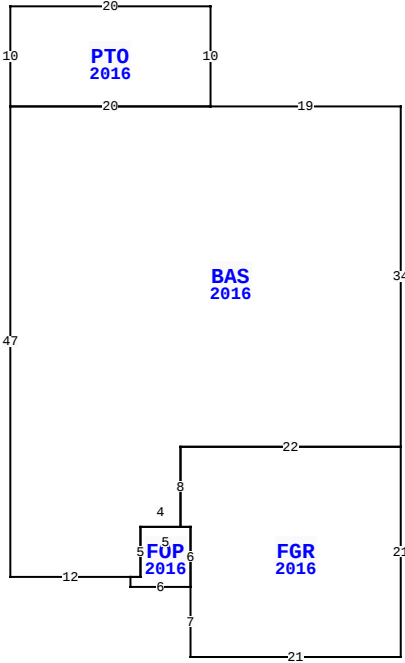


WATKINS WILLIAM W JR
51123 BLOOMINGTON WAY
CALLAHAN, FL 32011

03-1N-25-0615-0022-0000

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		20	FACE BRICK 100		0900	01	1,793	110.0000	145.20	260,344	2016	2016	0	0	0	6.00	94.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022													Heated Area: 1527					HX Base Yr 2022						
Roof Cover		03	COMP SHNGL 100																	Tax Group: 6					Tax Dist:				
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE					244,723				
Interior Floo		08	SHT VINYL 50																	TOTAL MARKET OB/XF VALUE					7,759				
Interior Floo		14	CARPET 50																	TOTAL LAND VALUE - MARKET					90,000				
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					342,482				
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					35,235				
Bedrooms			2 100																	ASSESSED VALUE					307,247				
Bathrooms			2 100																	TOTAL EXEMPTION VALUE					HX HB 50,722				
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					256,525				
Stories		1.	1. 100																	TOTAL JUST VALUE					342,482				
Units			0 100		NCON VALUE					0																			
Occupancy		00	NONE 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					331,416																			
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				08																						
NEIGHBORHOOD/LOC		8124.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,527	100	2016	1,527	208,417																								
FGR	449	55	2016	247	33,712																								
FOP	31	30	2016	9	1,229																								
PTO	200	5	2016	10	1,365																								
TOTALS		2,207			1,793	244,723																							
EXTRA FEATURES					51123 BLOOMINGTON WAY, 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	0811	CONCRETE B	0 100	0	0	1,178.00	SF	5.20	5.20	100	2016	2016	3	95	5,819														
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940														
LAND DESCRIPTION										TOTAL OB/XF										7,759									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000134	C	RES POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	60,000.00	90,000.00	90,000												
																					</								