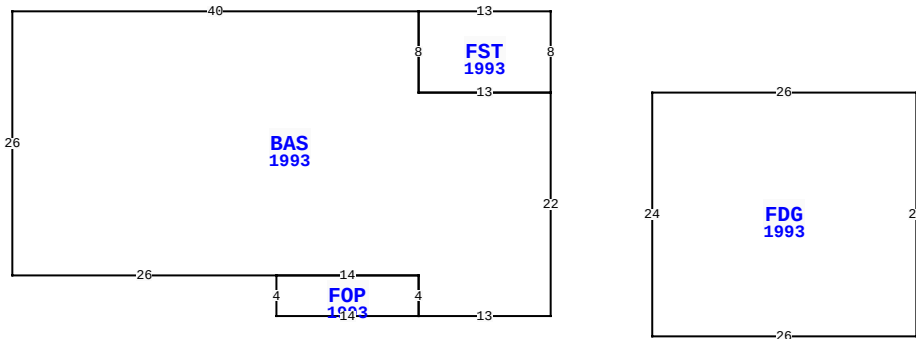
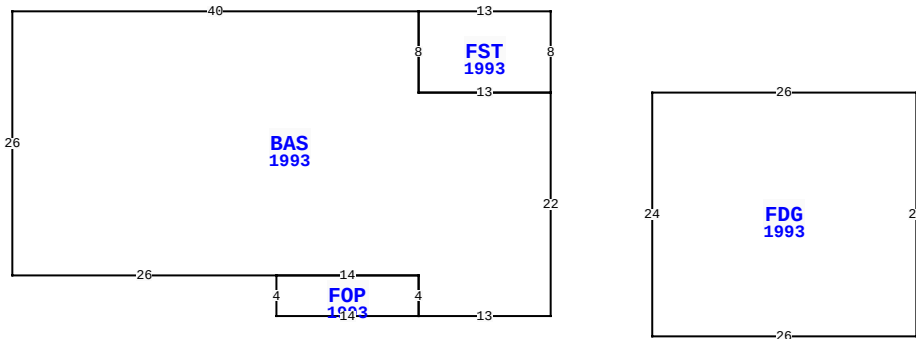


BAKER SUSAN B
54268 CHURCH RD
CALLAHAN, FL 32011

03-1N-25-2750-0002-0000

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		19	COMMON BRK 70		0900	01	1,774	104.5800	138.05	244,901	1974	1979	0	0	0	28.30	71.70	VALUATION BY					STANDARD																
Exterior Wall		05	AVERAGE 30		1 SNGL FAM - 100% - 0										Heated Area: 1326					HX Base Yr 1983					Tax Group: 6					Tax Dist:									
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					175,594														
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					17,529														
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					34,200														
Interior Floo		14	CARPET 90																	TOTAL MARKET VALUE					227,323														
Interior Floo		11	CLAY TILE 10																	SOH/AGL Deduction					121,569														
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					105,754														
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB					50,722									
Bedrooms			3 100																	BASE TAXABLE VALUE										55,032									
Bathrooms			1 100																	TOTAL JUST VALUE										227,323									
Frame		02	WOOD FRAME 100																	NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE										211,961																								
BUD8 Adjustme		06	DIST 1D 100																																				
Occupancy		00	NONE 100																																				
Quality		01	Quality Level 01																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																																				
NEIGHBORHOOD/LOC		8024.00																																					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR																TOT ADJ AREA	SUBAREA MARKET VALUE																		
BAS		1,326	100	1993																1,326	131,250																		
FDG		624	60	1993																374	37,019																		
FOP		56	30	1993																17	1,683																		
FST		104	55	1993	57	5,642																																	
TOTALS		2,110			1,774	175,594																																	
EXTRA FEATURES										54268 CHURCH RD, CALLAHAN										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																							
2	0861	POOL GUNIT	0	100	18	21	378.00	SF	85.00	85.00	100	1990	1990	3	20	6,426																							
3	1242	WD DECK A	0	100	0	0	193.00	SF	10.00	10.00	100	1985	1985	3	20	386																							
4	0845	KOOL DECK	0	100	0	0	431.00	SF	7.25	7.25	100	1985	1985	3	44	1,375																							
5	0812	CONCRETE C	0	100	0	0	3,293.00	SF	4.00	4.00	100	1985	1985	3	44	5,796																							
6	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	1987	1987	3	20	216																							
7	1127	BRICK 8"	0	100	0	0	36.00	SF	11.00	11.00	100	2007	2007	3	96	380																							
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1985	1985	3	20	200																							
9	0835	QUARY TILE	0	100	4	6	24.00	SF	10.00	10.00	100	1985	1985	3	44	106																							
10	0802	ASPHALT B	0	100	115	8	920.00	SF	2.40	2.40	100	1984	1984	3	50	1,104																							
LAND DESCRIPTION										TOTAL OB/XF										17,529																			
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	000100	C	RES	100	0006	OR	0.00	0.00	0.76	AC		1.00	1.00	1.00	45,000.00	45,000.00	34,200																						