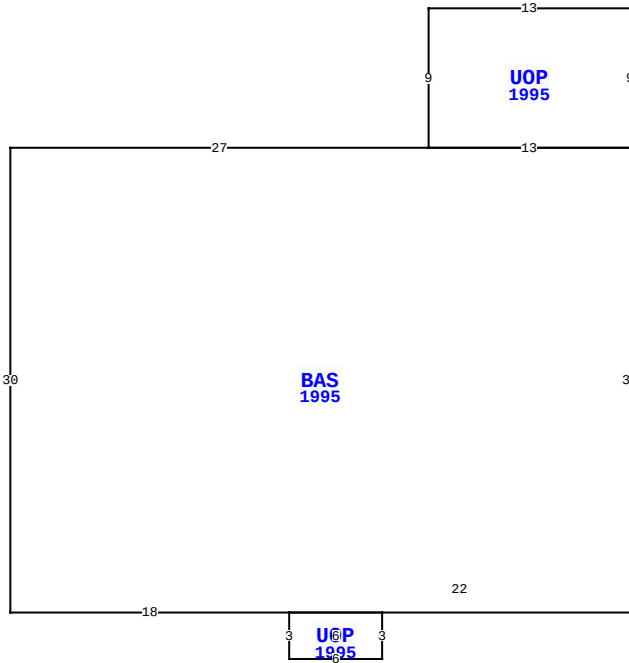


MORRIS STEVEN TROY
44197 PINEBREEZE BLVD
CALLAHAN, FL 32011

04-1N-25-300S-0005-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	6								
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	15	CONC BLOCK 100					0100	01	1,227	109.1800	109.18	133,964	1995	2005	0	0	0	9.50	90.50	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100					1 SINGLE FAM - 100% - 2024										Heated Area: 1200					HX Base Yr 2024					Tax Group: 6					Tax Dist:				
Roof Cover	12	MODULAR MT 100																				BUILDING MARKET VALUE					121,237									
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					2,972														
Interior Floor	14	CARPET 90															TOTAL LAND VALUE - MARKET					48,600														
Interior Floor	08	SHT VINYL 10															TOTAL MARKET VALUE					172,809														
Air Condition	03	CENTRAL 100															SOH/AGL Deduction					555														
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE					172,254														
Bedrooms		2 100															TOTAL EXEMPTION VALUE					HX HB					50,722									
Bathrooms		2 100															BASE TAXABLE VALUE					121,532														
Frame	03	MASONRY 100															TOTAL JUST VALUE					172,809														
Stories	0	0 100															NCON VALUE					0														
Units	0	0 100					INCOME VALUE																													
Occupancy	00	NONE 100					PREVIOUS YEAR MKT VALUE					167,399																								
Quality		03	Quality Level 03																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA													08																				
NEIGHBORHOOD/LOC		8029.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,200	100	1995	1,200	118,569																															
UOP	18	20	1995	4	395																															
UOP	117	20	1995	23	2,272																															
TOTALS		1,335			1,227	121,237																														
EXTRA FEATURES							44197 PINEBREEZE BLVD, 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	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1995	1995	3	20	960																					
2	0350	CARPORT WD	0 100	20	20	400.00	SF	9.36	9.36	100	1995	1995	3	20	749																					
3	0350	CARPORT WD	0 100	12	29	348.00	SF	8.58	8.58	100	2000	2000	3	20	597																					
4	0810	CONCRETE A	0 100	0	0	133.00	SF	6.50	6.50	100	2000	2000	3	77	666																					
TOTAL OB/XF 2,972																																				
LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.08	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,600																			
					</																															