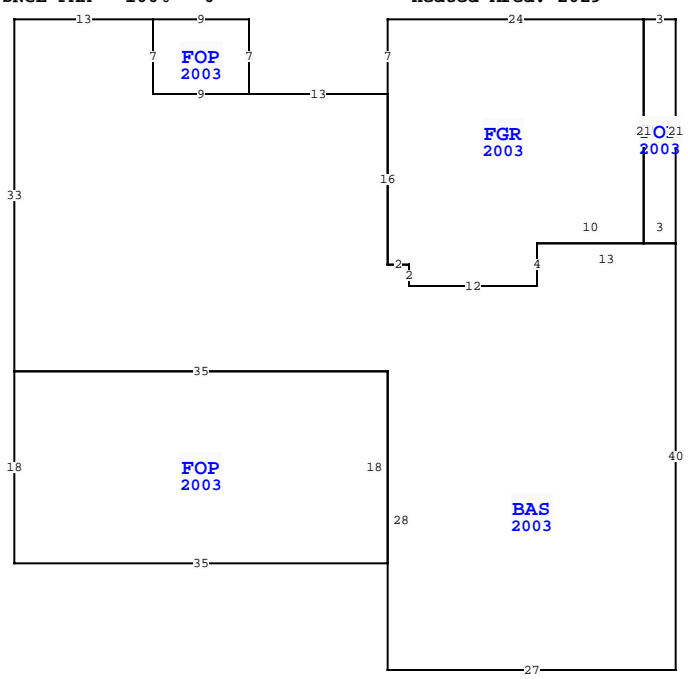


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	08 CLAY TILE 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	11 CLAY TILE 60				
Interior Floo	12 HARDWOOD 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	01 Quality Level 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	8005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,029	100	2003	2,029	267,072
FGR	556	55	2003	306	40,278
FOP	63	30	2003	19	2,501
FOP	63	30	2003	19	2,501
FOP	630	30	2003	189	24,877
TOTALS	3,341			2,562	337,230

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,562	111.4200	147.07	376,793	2003	2003	0	0	0	10.50	89.50		
2 SNGL FAM - 100% - 0 Heated Area: 2029 HX Base Yr														



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	337,230			
TOTAL MARKET OB/XF VALUE	27,614			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	414,844			
SOH/AGL Deduction	192,649			
ASSESSED VALUE	222,195			
TOTAL EXEMPTION VALUE	HX HB 50,722			
BASE TAXABLE VALUE	171,473			
TOTAL JUST VALUE	414,844			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	400,622			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327446	CARPORT	17,060	07/01/2013
B13402	XFOB	8,500	07/01/2004
B12930	SWIM POOL	36,464	06/01/2004
E10075	NEW CONSTR	0	07/01/2002
B9690	NEW CONSTR	155,271	04/01/2002
P5623	NEW CONSTR	3,200	04/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0820	9/02/1988	WD	Q	I		48,000
GRANTOR: JENSEN ELI J						
GRANTEE: GUILHEM PATRICE J						
0421/0328	5/01/1984	WD	Q	V		10,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES														44617 WOODLAND CIR, 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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2003	2003	3	86	1,720
2	1126	CB/STC 8"	0	100	28	4		112.00	SF 8.00	8.00	100	2003	2003	3	82	735
3	0100	BAR-B-Q	0	100	0	0		1.00	UT 200.00	200.00	100	2004	2004	3	21	42
4	0861	POOL GUNIT	0	100	26	16		416.00	SF 85.00	85.00	100	2004	2004	3	32	11,315
5	0855	CONC PAVER	0	100	0	0		980.00	SF 10.00	10.00	100	2004	2004	3	83	8,134
6	0911	SCRN RM A	0	100	40	34		1,360.00	SF 17.50	17.50	100	2004	2004	3	21	4,998
7	0462	ST/AL FNC	0	100	0	0		186.00	SF 10.00	10.00	100	2005	2005	3	36	670
TOTAL OB/XF 27,614																

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP=[YR=2003] W3 FGR=[YR=2003] W24 S7 BAS=[YR=2003] W13 FOP=[YR=2003] N7 W9 S7 E9\$ W9 N7 W13 S33 FOP=[YR=2003] S18 E35 N18 W35\$ E35 S28 E27 N40 W13 S4 W12 N2 W2 N16\$ S16 E2 S2 E12 N4 E10 N21\$ S21 E3 N21\$.													

LAND DESCRIPTION														TOTAL OB/XF 27,614										
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	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							