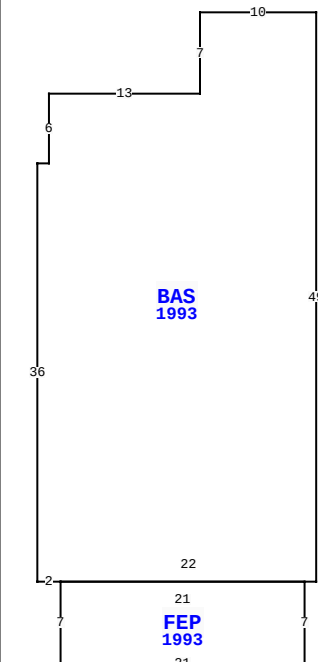


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1													
Exterior Wall	15	CONC BLOCK 90	0100	01	1,190	105.6820	105.68	125,759	1954	1958	0	0	0	33.88	66.12	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 10	1 SINGLE FAM - 100% - 0										Heated Area: 1072				HX Base Yr 1993						STANDARD						
Roof Structure	03	GABLE/HIP 100															BUILDING MARKET VALUE		83,152										
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE		0										
Interior Wall	05	DRYWALL 90															TOTAL LAND VALUE - MARKET		52,200										
Interior Wall	04	PLYWOOD 10															TOTAL MARKET VALUE		135,352										
Interior Floor	14	CARPET 80															SOH/AGL Deduction		91,802										
Interior Floor	08	SHT VINYL 20															ASSESSED VALUE		43,550										
Air Condition	03	CENTRAL 100															TOTAL EXEMPTION VALUE		HX HB 25,000										
Heating Type	04	AIR DUCTED 100															BASE TAXABLE VALUE		18,550										
Bedrooms	3	100															TOTAL JUST VALUE		135,352										
Bathrooms	1	100															NCON VALUE		0										
Frame	02	WOOD FRAME 100	INCOME VALUE																										
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE		119,896																								
Units	0	100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
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	1,072	100															1993	1,072	74,907										
FEP	147	80	1993	118	8,245																								
TOTALS	1,219			1,190	83,152	45179 ROBERTS RD, CALLAHAN																							
EXTRA FEATURES																													
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