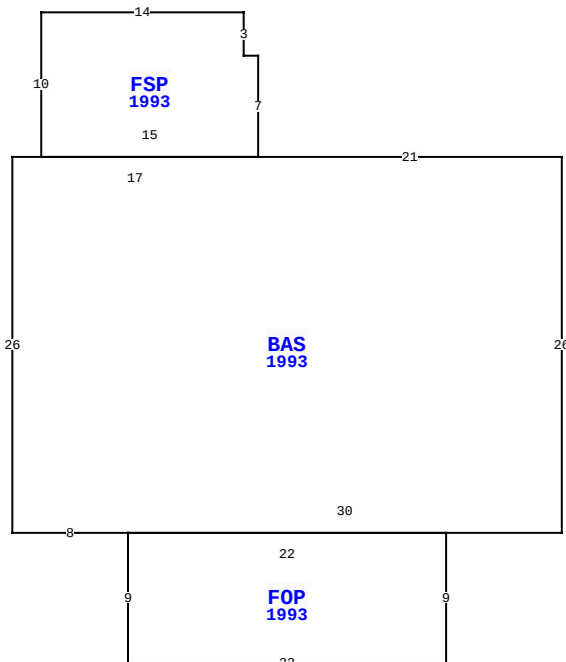


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0100	01	1,106	117.6600	117.66	130,132	1944	1944	0	0	0	27.25	72.75	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2022										Heated Area: 988										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	08	SHT VINYL 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
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	988	100	1993	988	84,570																																		
FOP	198	30	1993	59	5,050																																		
FSP	147	40	1993	59	5,050																																		
TOTALS		1,333			1,106	94,671																																	
EXTRA FEATURES										615345 RIVER RD, CALLAHAN										BLD DATE		LGL DATE		05/21/2025 MLU															
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	8	10	80.00	SF	19.50	19.50	100	1981	1981	3	20	312																							
2	0350	CARPORT WD	0	100	14	20	280.00	SF	9.36	9.36	100	1991	1991	3	20	524																							

[illegible]