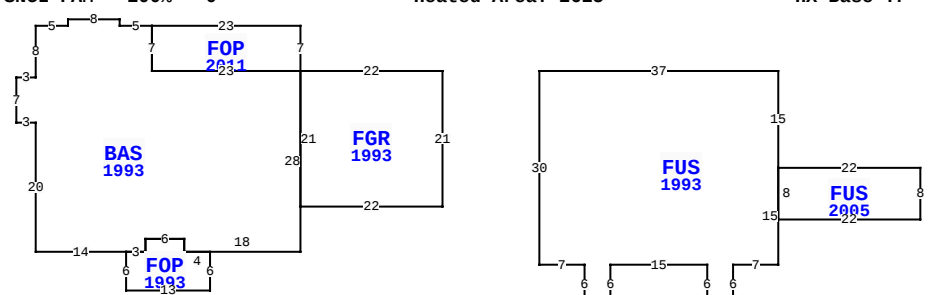


BELL RONALD W & BRENDA D
45219 MICKLER STREET
CALLAHAN, FL 32011

29-2N-25-3200-0003-0010

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	20	FACE BRICK 90								0900	01	2,954	93.5676	123.51	364,849	1986	1986		0	0	25.89	74.11	VALUATION BY								STANDARD																				
Exterior Wall	05	AVERAGE 10								1 SNGL FAM - 100% - 0														Heated Area: 2625														HX Base Yr													
Roof Structure	03	GABLE/HIP 100																						BUILDING MARKET VALUE														276,390													
Roof Cover	03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE														34,743													
Interior Wall	05	DRYWALL 100																						TOTAL LAND VALUE - MARKET														136,500													
Interior Floor	14	CARPET 70																						TOTAL MARKET VALUE														441,633													
Interior Floor	11	CLAY TILE 30																						SOH/AGL Deduction														228,482													
Air Condition	03	CENTRAL 100																						ASSESSED VALUE														213,151													
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE														HX HB 50,722													
Bedrooms	3	100																						BASE TAXABLE VALUE														162,429													
Bathrooms	2.5	100																						TOTAL JUST VALUE														441,633													
Frame	02	WOOD FRAME 100																						NCON VALUE														0													
Stories	2.	100								INCOME VALUE																																									
Units	0	100								PREVIOUS YEAR MKT VALUE														431,245																											
BUD8 Adjustme	01	DIST CA 100																																																	
Occupancy	00	NONE 100																																																	
Quality		01 Quality Level 01																																																	
DOR CODE		0100 SINGLE FAMILY																																																	
MAP NUM		MKT AREA								07																																									
NEIGHBORHOOD/LOC		7001.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	1,291	100	1993	1,291	118,169																																														
FGR	462	55	1993	254	23,250																																														
FOP	90	30	1993	27	2,472																																														
FOP	161	30	2011	48	4,393																																														
FUS	1,158	100	1993	1,158	105,996																																														
FUS	176	100	2005	176	16,110																																														
TOTALS		3,338			2,954	270,390																																													
EXTRA FEATURES										45219 MICKLER ST, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160																																			
2	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	1986	1986	3	47	1,466																																			
3	0810	CONCRETE A	0	100	7	12	84.00	SF	6.50	6.50	100	1980	1980	3	30	164																																			
4	0812	CONCRETE C	0	100	0	0	2,312.00	SF	4.00	4.00	100	1990	1990	3	57	5,271																																			
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	21.30	21.30	100	1995	1995	3	20	273																																			
6	0510	GARAGE WD-	0	100	24	14	336.00	SF	25.90	25.90	100	2000	2000	3	27	2,350																																			
7	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2000	2000	3	20	576																																			
8	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2005	2005	3	84	1,310																																			
9	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2005	2005	3	36	12,852																																			
10	0855	CONC PAVER	0	100	0	0	748.00	SF	10.00	10.00	100	2005	2005	3	84	6,283																																			
LAND DESCRIPTION										TOTAL OB/XF										31,705																															
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	RL	195.00	168.00	195.00	FF		1.00	1.00	1.00	700.00	700.00	136,500																																		

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