

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	20	FACE BRICK 100	0900	01	3,209	87.7680	115.85	371,763	1977	1985	0	0	0	27.45	72.55	VALUATION BY																							
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0														STANDARD																						
Roof Cover	03	COMP SHNGL 100	Heated Area: 2497														Tax Group: 6																						
Interior Wall	05	DRYWALL 100	HX Base Yr 1981														Tax Dist:																						
Interior Floor	08	SHT VINYL 90															BUILDING MARKET VALUE																						
Interior Floor	14	CARPET 10															TOTAL MARKET OB/XF VALUE																						
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET																						
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE																						
Bedrooms		3 100															SOH/AGL Deduction																						
Bathrooms		2 100															ASSESSED VALUE																						
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE																						
Stories	1.	1. 100															BASE TAXABLE VALUE																						
Units		0 100															TOTAL JUST VALUE																						
BUD8 Adjustme	06	DIST 1D 100															NCON VALUE																						
Occupancy	00	NONE 100															INCOME VALUE																						
Quality	01	Quality Level 01															PREVIOUS YEAR MKT VALUE																						
DOR CODE	0100	SINGLE FAMILY																																					
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC	8026.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													PERMIT NUM							ISSUED														
BAS	2,497	100	1993	2,497	209,870													E14259							01/25/2005														
FGR	450	55	1993	248	20,844													MH3825							07/01/2002														
FOP	136	30	1993	41	3,446													5606							04/03/1989														
UCP	576	20	2024	115	9,666																																		
USP	1,026	30	2002	308	25,887																																		
TOTALS	4,685			3,209	269,714																																		
EXTRA FEATURES						54426 WILBUR JONES RD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960																							
2	0812	CONCRETE C	0	100	0	0	2,915.00	SF	4.00	4.00	100	1985	1985	3	44	5,130																							
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	1985	1985	3	20	1,123																							
4	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1989	1989	3	20	1,728																							
5	0861	POOL GUNIT	0	100	30	18	540.00	SF	85.00	85.00	100	1989	1989	3	20	9,180																							
6	0845	KOOL DECK	0	100	0	0	1,404.00	SF	7.25	7.25	100	1989	1989	3	68	6,922																							
LAND DESCRIPTION																		TOTAL OB/XF												26,043									
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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																						