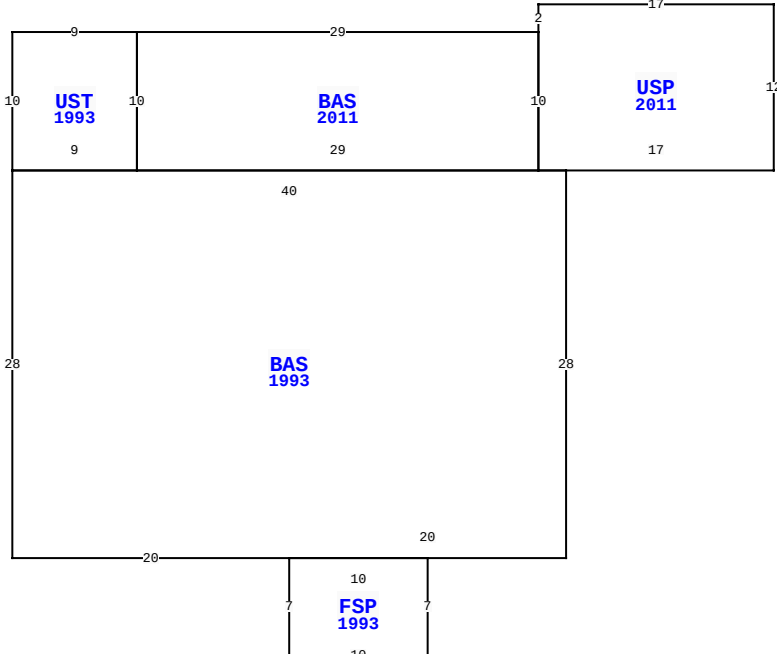


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	15	CONC BLOCK 60		0100	01	1,539	99.7560	99.76	153,531	1979	1990	0	0	0	16.50	83.50	VALUATION BY STANDARD												
Exterior Wall	30	VINYL 40		1 SINGLE FAM - 100% - 0										Heated Area: 1410										HX Base Yr 1980					
Roof Structure	03	GABLE/HIP 100																Tax Group: 6											
Roof Cover	03	COMP SHNGL 100																Tax Dist:											
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE											
Interior Floo	14	CARPET 90																TOTAL MARKET OB/XF VALUE											
Interior Floo	08	SHT VINYL 10																TOTAL LAND VALUE - MARKET											
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE											
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction											
Bedrooms	2	100																ASSESSED VALUE											
Bathrooms	1	100																TOTAL EXEMPTION VALUE											
Frame	03	MASONRY 100																BASE TAXABLE VALUE											
Stories	1.	1. 100																TOTAL JUST VALUE											
Units	0	100																NCON VALUE											
BUD8 Adjustme	06	DIST 1D 100																INCOME VALUE											
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA				08																							
NEIGHBORHOOD/LOC				8026.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,120	100	1993	1,120	93,295																								
BAS	290	100	2011	290	24,157																								
FSP	70	40	1993	28	2,332																								
USP	204	30	2011	61	5,081																								
UST	90	45	1993	40	3,332																								
TOTALS				1,774			1,539	128,198											BLD DATE		LGL DATE		03/31/2025		MLU				
EXTRA FEATURES				54033 HOWARD RD, CALLAHAN																XF DATE		LAND 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	0510	GARAGE WD-	0	100	39	30	1,170.00	SF	35.00	35.00	100	1997	1997	3	24	9,828													
2	0351	CARPORT MT	0	100	20	24	480.00	SF	5.90	5.90	100	1997	1997	3	20	566													
3	0681	POLE SHED	0	100	22	16	352.00	SF	15.00	15.00	100	1997	1997	3	24	1,267													
4	0681	POLE SHED	0	100	17	10	170.00	SF	15.00	15.00	100	1997	1997	3	24	612													
5	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	1997	1997	3	24	346													
6	0681	POLE SHED	0	100	12	18	216.00	SF	15.00	15.00	100	1997	1997	3	24	778													
7	0940	SHEDS/PORT	0	100	11	8	88.00	SF	30.00	30.00	100	1997	1997	3	20	528													