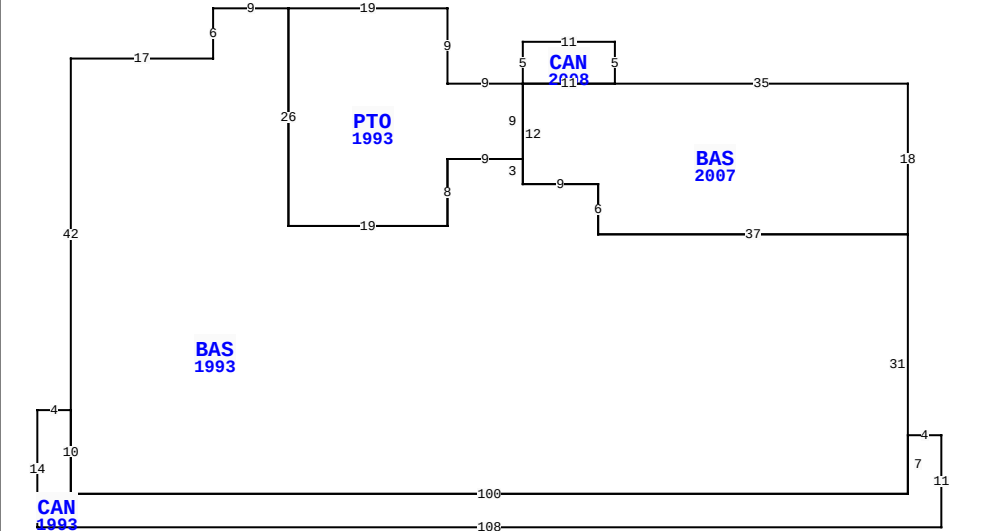


TANNER HENRY
545760 US HWY 1
CALLAHAN, FL 32011

37-3N-24-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
Exterior Wall	19	COMMON BRK 70								1101	04	4,823	94.2908	131.54	634,417	1956	1970	0	0	0	50.00	50.00								
Exterior Wall	15	CONC BLOCK 30								1 RETAILSTOR - 0% - 0										Heated Area: 4628 HX Base Yr										
Roof Structur	04	WOOD TRUSS 100																												
Roof Cover	12	MODULAR MT 100																												
Interior Wall	03	PLASTER 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	03	CONC FINSH 30																												
Ceiling	02	F.NOT SUS 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures	8	100																												
Frame	03	MASONRY 100																												
Story Height	9	100																												
RMS	3	100																												
Stories	1.	1. 100																												
Units	0	100																												
BUD8 Adjustme	04	DIST 01 100																												
Occupancy	00	OWNER OCC 100																												
Quality	03	Quality Level 03																												
DOR CODE	1100	STORES, 1 STORY																												
MAP NUM		MKT AREA								09																				
NEIGHBORHOOD/LOC	9002.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	3,854	100	1993	3,854	253,478																									
BAS	774	100	2007	774	50,906																									
CAN	500	30	1993	150	9,866																									
CAN	55	30	2008	16	1,053																									
PTO	575	5	1993	29	1,908																									
TOTALS	5,758			4,823	317,208																									
EXTRA FEATURES										545760 US HWY 1, 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	0810	CONCRETE A	0	0	0	448.00	SF	6.50	6.50	100	1956	1956	3	20	582															
2	0680	POLE SHED	0	0	97	1,164.00	SF	10.00	10.00	100	1956	1956	3	20	2,328															
3	0402	CONC BUMPE	0	0	0	12.00	UT	25.00	25.00	100	1996	1996	3	77	231															
4	0680	POLE SHED	0	0	102	2,040.00	SF	10.00	10.00	100	1956	1956	3	20	4,080															
5	0680	POLE SHED	0	0	32	320.00	SF	11.00	11.00	100	2005	2005	3	36	1,267															
6	0940	SHEDS/PORT	0	0	10	100.00	SF	30.00	30.00	100	1960	1960	3	20	600															
7	0803	ASPHALT C	0	0	0	5,282.00	SF	1.00	1.00	100	1960	1960	3	50	2,641															
LAND DESCRIPTION										TOTAL OB/XF 11,729																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	001100	C	STORE 1FLR	0	0004	CG	0.00	0.00	69,695.00	SF		1.00	1.00	1.00	0.75	0.75	52,271													