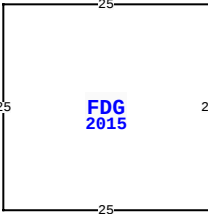
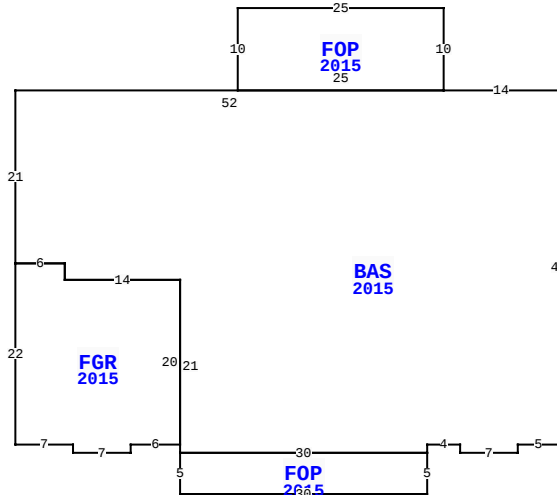


NELSON BRITTANY & CLAY
53190 BRISTA WAY
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall	20	FACE BRICK 100	0900	01	3,188	103.5552	136.69	435,768	2015	2015	0	0	6.75	93.25	VALUATION BY					STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2025												Heated Area: 2463					HX Base Yr									
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMNT 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	0 100																											
Occupancy	00	NONE 100																											
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				08																						
NEIGHBORHOOD/LOC		8015.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,463	100	2015	2,463	313,942																								
FDG	625	60	2015	375	47,799																								
FGR	419	55	2015	230	29,317																								
FOP	150	30	2015	45	5,736																								
FOP	250	30	2015	75	9,560																								
TOTALS		3,907			3,188	406,354																							
EXTRA FEATURES					53190 BRISTA WAY, 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	0812	CONCRETE C	0 100	0	0	2,192.00	SF	4.00	4.00	100	2015	2015	3	95	8,330														
2	1242	WD DECK A	0 100	0	0	500.00	SF	10.00	10.00	100	2020	2020	3	86	4,300														