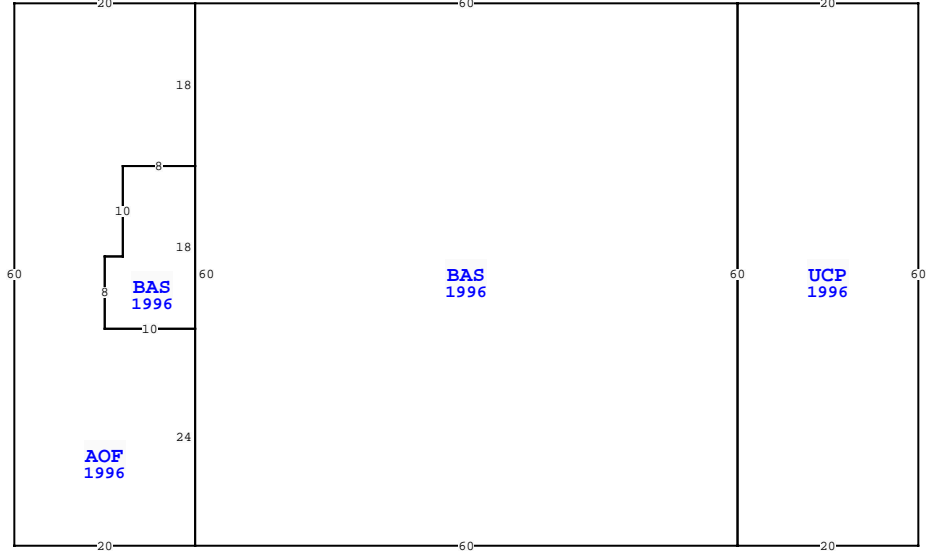




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	5 100
Frame	05 STEEL 100
Story Height	18 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2501	04	5,040	73.2564	62.82	316,613	1996	1996	0	0	30.00	70.00		
1 SERV SHOP - 0% - 0 Heated Area: 4800 HX Base Yr													



Quality	03 Quality Level 03				
DOR CODE	2500 REPAIR SERVICE				
MAP NUM	MKT AREA 08				
NEIGHBORHOOD/LOC	1290.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,040	100	1996	1,040	45,733
BAS	160	100	1996	160	7,036
BAS	3,600	100	1996	3,600	158,306
UCP	1,200	20	1996	240	10,554
TOTALS	6,000			5,040	221,629

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	221,629			
TOTAL MARKET OB/XF VALUE	23,211			
TOTAL LAND VALUE - MARKET	356,255			
TOTAL MARKET VALUE	601,095			
SOH/AGL Deduction	210,539			
ASSESSED VALUE	390,556			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	390,556			
TOTAL JUST VALUE	601,095			
NCON VALUE	0			
INCOME VALUE	4,843,913			
PREVIOUS YEAR MKT VALUE	608,060			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603018	NEW CONSTR	114,600	01/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/1447	7/16/2007	QC	Q	I	01	100
GRANTOR: HINTON MICHAEL LYNN						
GRANTEE: HINTON MICHAEL L &						
0844/0201	8/07/1998	WD	Q	I	01	65,000
GRANTOR: HINTON NOLLIE L						
GRANTEE: HINTON MICHAEL LYNN						

EXTRA FEATURES																	
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	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1996	1996	3	36	540	
2	0430	CL FNC 6B	0	0	0	0	1,440.00	LF	8.25	8.25	100	1996	1996	3	36	4,274	
3	0803	ASPHALT C	0	0	0	0	20,000.00	SF	0.80	0.80	100	1996	1996	3	50	8,000	
4	0812	CONCRETE C	0	0	0	0	2,795.00	SF	3.40	3.40	100	1996	1996	3	70	6,652	
5	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	1996	1996	3	20	480	
6	0978	SECURTY LT	0	0	0	0	3.00	UT	337.50	337.50	100	1996	1996	3	39	395	
7	0810	CONCRETE A	0	0	30	16	480.00	SF	6.50	6.50	100	2012	2012	3	92	2,870	

450124 SR 200, CALLAHAN														BLD DATE	02/25/2020	KKA	LGL DATE		
														XF DATE	02/25/2020	KKA	LAND DATE	02/25/2020	KKA
														INC DATE			AG DATE		

BUILDING NOTES													

BUILDING DIMENSIONS													
UCP=[YR=1996] W20 BAS=[YR=1996] W60 AOF=[YR=1996] W20 S60 E20 N24 BAS=[YR=1996] W10 N8 E2 N10 E8 S18\$ W10 N8 E2 N10 E8 N18\$ S60 E60 N60\$ S60 E20 N60\$.													

LAND DESCRIPTION														TOTAL OB/XF 23,211										
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	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	87,120.00	SF		1.00	1.00	1.00	4.00	4.00	348,480							
2	009630	C	SWAMP	0	0004	CI	0.00	0.00	15.55	AC		1.00	1.00	1.00	500.00	500.00	7,775							