

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT, INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

00-00-31-1600-0200-0010

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										2	
ELEMENT	CD																			VALUATION SUMMARY											
Exterior Wall	20	FACE BRICK 100	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	40	28.55	31.45	VALUATION BY										DIRECT_CAP			
Roof Structur	03	GABLE/HIP 100	0301	03	1,873	117.6000		103.78	194,380	1984	1984			0	0	0	0	Tax Group: 2										Tax Dist:			
Roof Cover	03	COMP SHNGL 100	5 APARTMENT 0% - 0																		BUILDING MARKET VALUE										1,607,636
Interior Wall	05	DRYWALL 100	Heated Area: 1825																		TOTAL MARKET OB/XF VALUE										0
Interior Floo	14	CARPET 100	49																		TOTAL LAND VALUE - MARKET										0
Air Condition	03	CENTRAL 100	49																		TOTAL MARKET VALUE										1,607,636
Heating Type	04	AIR DUCTED 100	49																		SOH/AGL Deduction										127,220
Bedrooms	02	2 100	49																		ASSESSED VALUE										1,480,416
Bathrooms		1 100	49																		TOTAL EXEMPTION VALUE										0
Frame	02	WOOD FRAME 100	49																		BASE TAXABLE VALUE										1,480,416
Story Height		0 100	49																		TOTAL JUST VALUE										1,607,636
RMS		0 100	49																		NCON VALUE										0
Units		2 100	49																												

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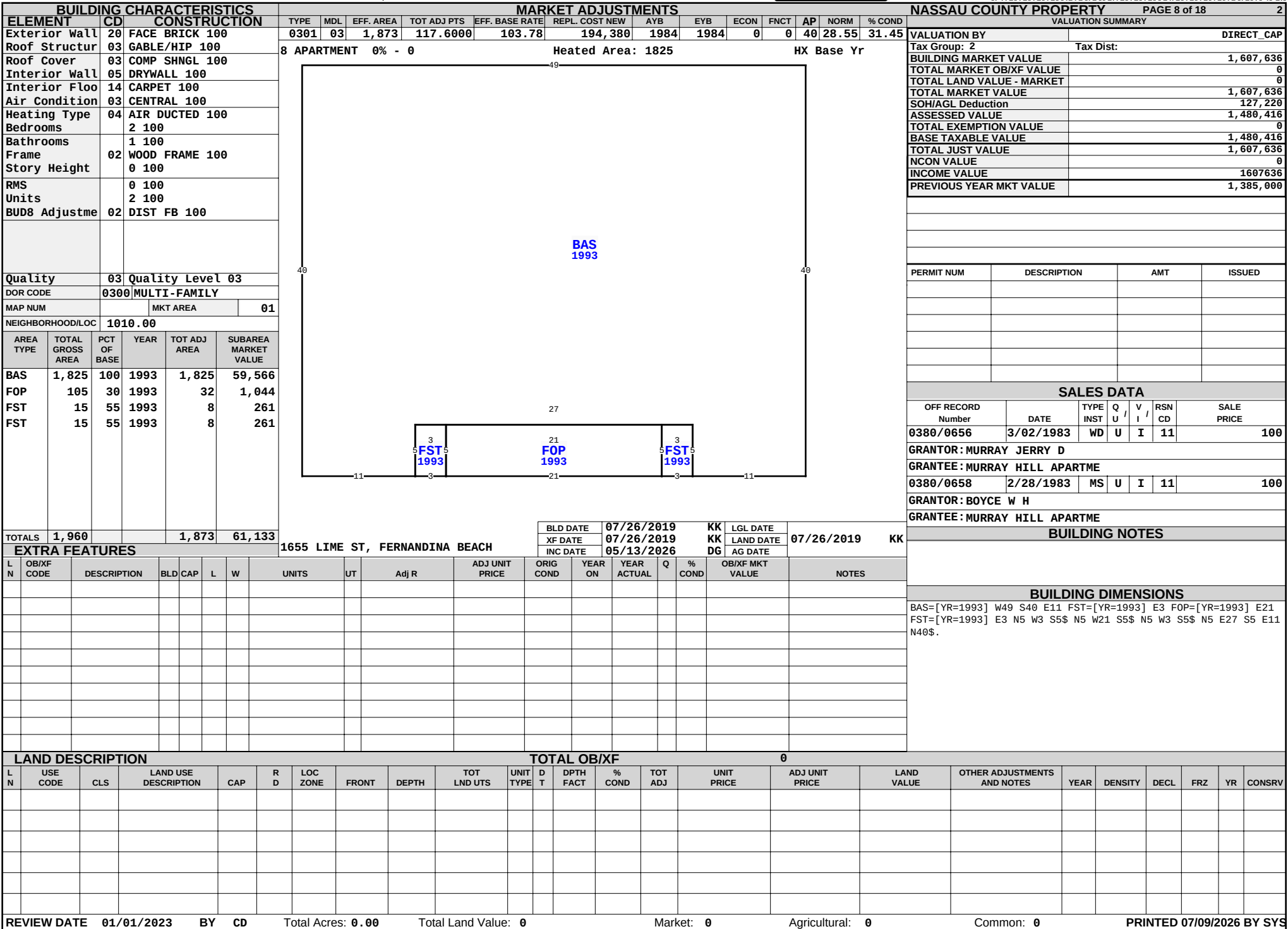
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