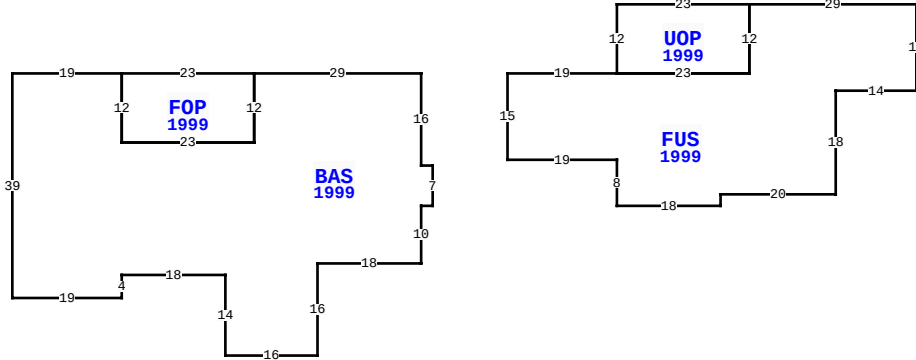


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	20	FACE BRICK 100		0900	01	4,134	98.6480	137.12	566,854	1999	1999	0	0	0	19.50	80.50	VALUATION BY		STANDARD										
Roof Structur	08	IRREGULAR 100		1 SNGL FAM 100% - 2014														Tax Group: 6		Tax Dist:									
Roof Cover	03	COMP SHNGL 100		Heated Area: 3996														BUILDING MARKET VALUE		456,317									
Interior Wall	05	DRYWALL 80		HX Base Yr 2014														TOTAL MARKET OB/XF VALUE		16,676									
Interior Wall	06	CUST PANEL 20																TOTAL LAND VALUE - MARKET		258,712									
Interior Floo	14	CARPET 70																TOTAL MARKET VALUE		731,705									
Interior Floo	11	CLAY TILE 30																SOH/AGL Deduction		384,201									
Air Condition	03	CENTRAL 100																ASSESSED VALUE		347,504									
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		51,411									
Bedrooms	3	100																BASE TAXABLE VALUE		296,093									
Bathrooms	2.5	100																TOTAL JUST VALUE		731,705									
Frame	02	WOOD FRAME 100																NCON VALUE		0									
Stories	2.	100																INCOME VALUE											
Units	0	100																PREVIOUS YEAR MKT VALUE		752,845									
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality		03		Quality Level 03																									
DOR CODE		0100		SINGLE FAMILY																									
MAP NUM				MKT AREA		08																							
NEIGHBORHOOD/LOC		8028.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,487	100	1999	2,487	274,519																								
FOP	276	30	1999	83	9,162																								
FUS	1,509	100	1999	1,509	166,566																								
UOP	276	20	1999	55	6,071																								
TOTALS		4,548				4,134		456,317																					
EXTRA FEATURES						54155 CASA WOODS LN, 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	0510	GARAGE WD-	0	100	48	38	1,824.00	SF	35.00	35.00	100	1985	1985	3	20	12,768													
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	19.50	19.50	100	1987	1987	3	20	374													
3	0940	SHEDS/PORT	0	100	15	12	180.00	SF	18.30	18.30	100	1990	1990	3	20	659													
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	80	1,600													
7	1076	TRELLIS A	0	100	10	20	200.00	SF	7.50	7.50	100	2000	2000	3	85	1,275													