

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																									
ELEMENT		CD		05		AVERAGE 100		0100		MDL		01		1,202		112.3600		EFF. BASE RATE		117.98		REPL. COST NEW		141,812		1976		1976		0		FNCT		0		NORM		0		19.50		80.50			
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM		100%		0		Heated Area:		1176		HX Base Yr																											
Roof Structur		12		MODULAR MT 100																																									
Roof Cover		05		DRYWALL 100																																									
Interior Wall		14		CARPET 90																																									
Interior Floo		08		SHT VINYL 10																																									
Interior Floo		03		CENTRAL 100																																									
Air Condition		04		AIR DUCTED 100																																									
Heating Type																																													
Bedrooms				3 100																																									
Bathrooms				1 100																																									
Frame		02		WOOD FRAME 100																																									
Stories		1.		1. 100																																									
Units		06		DIST 1D 100																																									
BUD8 Adjustme		00		NONE 100																																									
Occupancy																																													
Quality		03		Quality Level 03																																									
DOR CODE		0100		SINGLE FAMILY																																									
MAP NUM				MKT AREA																																									
NEIGHBORHOOD/LOC		8001.00																																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
BAS		1,176		100		1993		1,176		111,689																																			
FOP		88		30		1993		26		2,469																																			
TOTALS		1,264						1,202		114,159																																			
EXTRA FEATURES										451096 OLD DIXIE HWY, CALLAHAN										BLD DATE										LGL DATE															
																				XF DATE										LAND DATE															
																				INC DATE										AG DATE															
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															
2		1242		WD DECK A		0 100		12 49		588.00		SF		10.00		10.00		100		1980		1980		3		20		1,176																	

[illegible]