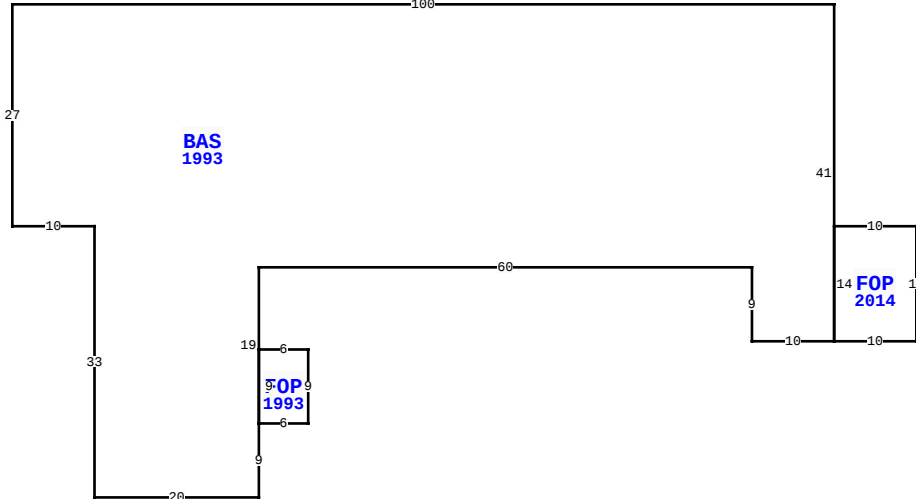


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 90								7101	04	3,858	91.3507	151.87	585,914	1973	1975	0	0	0	26.45	73.55	VALUATION BY																
Exterior Wall	19	COMMON BRK 10								1 CHURCH 0% - 0										Heated Area: 3800										HX Base Yr									
Roof Structure	04	WOOD TRUSS 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	03	CONC FINSH 50																																					
Interior Floor	06	VINYL ASB 50																																					
Ceiling	01	FIN.SUSPD 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures		4 100																																					
Frame	03	MASONRY 100																																					
Story Height	11	100																																					
RMS	4	100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	01	DIST CA 100																																					
Occupancy	00	NONE 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	7100	CHURCHES																																					
MAP NUM		MKT AREA								07																													
NEIGHBORHOOD/LOC	7001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,800	100	1993	3,800	424,461																																		
FOP	54	30	1993	16	1,787																																		
FOP	140	30	2014	42	4,692																																		
TOTALS	3,994			3,858	430,940																																		
EXTRA FEATURES						45133 PAGE ST, CALLAHAN										BLD DATE 10/24/2018				KK		LGL DATE		05/09/2025				DC											
										XF DATE 10/24/2018		KK		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																						
1	0812	CONCRETE C	0	0	0	0	8,271.00	SF	4.00	4.00	100	1980	1980	3	29	9,594																							
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2014	2014	3	55	1,650																							
																</																							