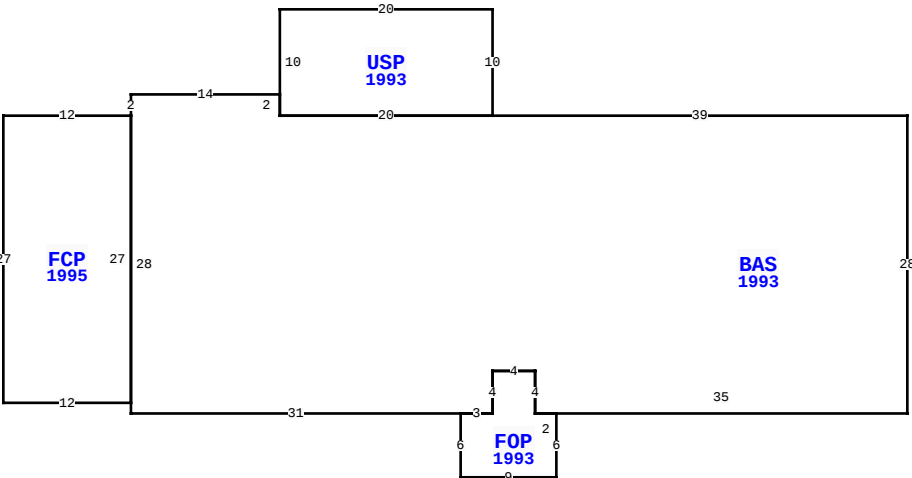


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
Exterior Wall	20	FACE BRICK 50								0100	01	2,218	123.4310	129.60	287,453	1963	1963	0	0	0	35.55	64.45								
Exterior Wall	21	STONE 50								1 SINGLE FAM 0% - 0										Heated Area: 2056 HX Base Yr										
Roof Structur	03	GABLE/HIP 100																												
Roof Cover	12	MODULAR MT 100																												
Interior Wall	05	DRYWALL 90																												
Interior Wall	04	PLYWOOD 10																												
Interior Floo	14	CARPET 90																												
Interior Floo	10	TERRAZZO 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms		2.5 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
BUD8 Adjustme	06	DIST 1D 100																												
Occupancy	00	NONE 100																												
Quality	05	Quality Level 05																												
DOR CODE	0100	SINGLE FAMILY																												
MAP NUM		MKT AREA				08																								
NEIGHBORHOOD/LOC	8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,056	100	1993	2,056	171,732																									
FCP	324	25	1995	81	6,766																									
FOP	70	30	1993	21	1,754																									
USP	200	30	1993	60	5,012																									
TOTALS	2,650			2,218	185,263																									
EXTRA FEATURES					44061 WOODSIDE 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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1983	1983	3	49	2,450														
LAND DESCRIPTION										TOTAL OB/XF 2,450																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	RES	0	0007	OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000													
					</																									