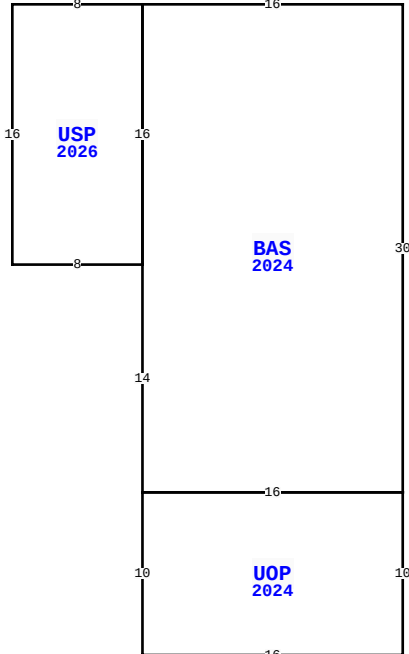


[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	05	AVERAGE 100								6500	01	550	63.2500	24.67	13,568	1994	1994	0	0	0	50.00	50.00	VALUATION BY								STANDARD										
Roof Structur	03	GABLE/HIP 100								2 GARAGE RES 0% - 2026										Heated Area: 480										HX Base Yr											
Roof Cover	03	COMP SHNGL 100																												Tax Group: 6										Tax Dist:	
Interior Wall	07	NONE 100																		BUILDING MARKET VALUE										169,813											
Interior Floo	03	CONC FINSH 100																		TOTAL MARKET OB/XF VALUE										4,678											
Air Condition	01	NONE 100																		TOTAL LAND VALUE - MARKET										79,500											
Heating Type	01	NONE 100																		TOTAL MARKET VALUE										253,991											
Bedrooms	0	100																		SOH/AGL Deduction										14,612											
Bathrooms	0	100																		ASSESSED VALUE										239,379											
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE										0											
Quality		06	Quality Level 06								BASE TAXABLE VALUE										239,379																				
DOR CODE		0200	MOBILE HOME								TOTAL JUST VALUE										253,991																				
MAP NUM			MKT AREA								NCON VALUE										54,734																				
NEIGHBORHOOD/LOC		8026.00									INCOME VALUE																														
PREVIOUS YEAR MKT VALUE												182,450																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		480		100		2024		480		5,921																															
UOP		160		20		2024		32		395																															
USP		128		30		2026		38		469																															
TOTALS		768						550		6,784																															
EXTRA FEATURES										541462 LEM TURNER RD, 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																					