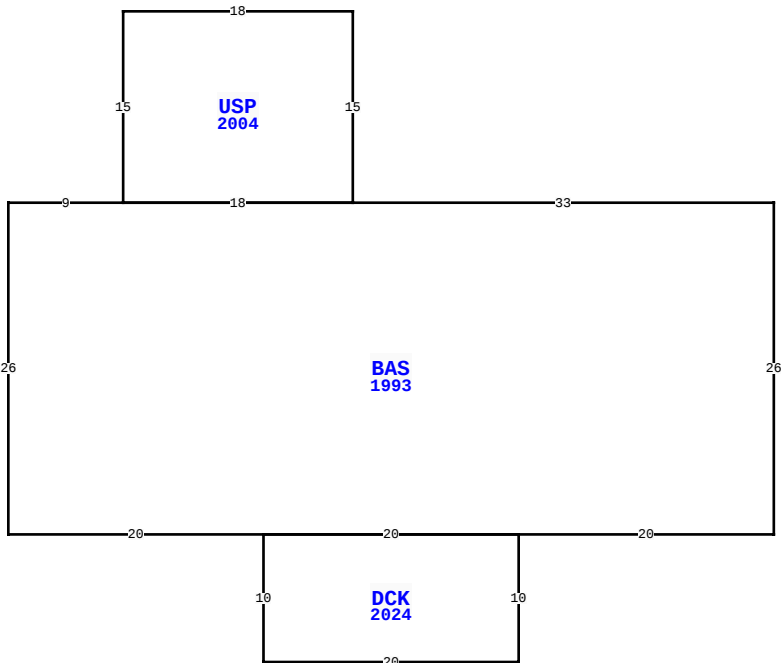


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall		30	VINYL 100		0820	02	1,725	152.3600		223,405	1988	1988	0	0	0	70.00	30.00	VALUATION BY		STANDARD										
Roof Structur		03	GABLE/HIP 100		1 M/H 93- 100% - 2019												Heated Area: 1560 HX Base Yr 2019													
Roof Cover		03	COMP SHNGL 100																BUILDING MARKET VALUE						67,022					
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE						4,818					
Interior Floo		14	CARPET 80																TOTAL LAND VALUE - MARKET						66,500					
Interior Floo		08	SHT VINYL 20																TOTAL MARKET VALUE						138,340					
Air Condition		03	CENTRAL 100																SOH/AGL Deduction						102,846					
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE						35,494					
Bedrooms			3 100																TOTAL EXEMPTION VALUE						HX HB DX		30,000			
Bathrooms			2 100																BASE TAXABLE VALUE						5,494					
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE						138,340					
Stories		1.	1. 100																NCON VALUE						0					
Units			0 100		INCOME VALUE																									
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE						128,555																			
Quality		06	Quality Level 06																											
DOR CODE		0200	MOBILE HOME																											
MAP NUM			MKT AREA				08																							
NEIGHBORHOOD/LOC		8026.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,560	100	1993	1,560	60,611																									
DCK	200	15	2024	30	1,166																									
USP	270	50	2004	135	5,245																									
TOTALS		2,030			1,725	67,022	54226 FOURACRE CIR, CALLAHAN														BLD DATE				LGL DATE		05/07/2026		MLU	
										XF DATE						LAND DATE														
										INC DATE						AG DATE														
EXTRA FEATURES																														
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	0681	POLE SHED	0	100	0	0	234.00	SF	15.00	15.00	100	1985	1985	3	20	702														
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100														
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	1985	1985	3	20	2,016														
LAND DESCRIPTION																TOTAL OB/XF		4,818												
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	100	0005	RM	0.00	0.00	3.80	AC		1.00	1.00	0.50	35,000.00	17,500.00	66,500													
											</																			