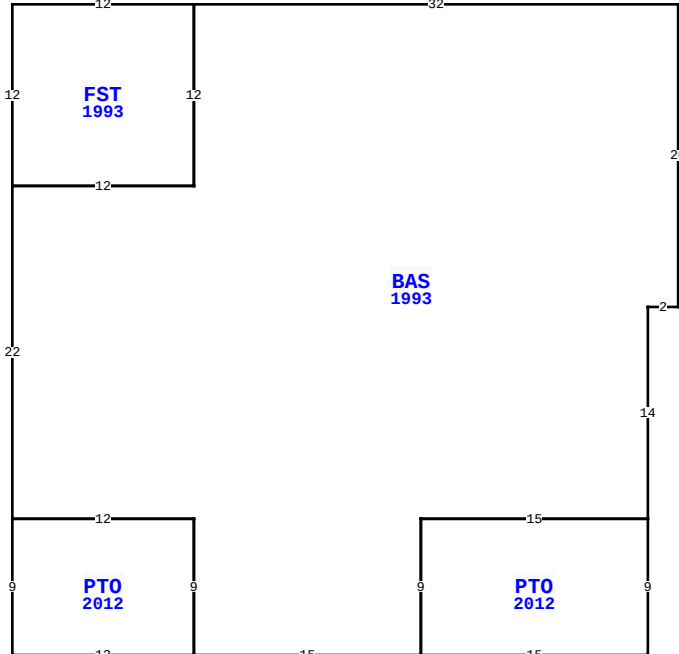


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100		0100	01	1,550	110.3130	115.83	179,536	1958	1985	0	0	0	17.25	82.75	VALUATION BY				STANDARD												
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 0% - 2026										Heated Area: 1459										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																Tax Group: 6				Tax Dist:											
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE				148,566											
Interior Floor	14	CARPET 90																TOTAL MARKET OB/XF VALUE				5,866											
Interior Floor	08	SHT VINYL 10																TOTAL LAND VALUE - MARKET				50,000											
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE				204,432											
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction				0											
Bedrooms		3 100																ASSESSED VALUE				204,432											
Bathrooms		1 100																TOTAL EXEMPTION VALUE				0											
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE				204,432											
Stories	1.	1. 100																TOTAL JUST VALUE				204,432											
Units		0 100		NCON VALUE				0																									
BUD8 Adjustme	06	DIST 1D 100		INCOME VALUE																													
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE				195,800																									
Quality										04		Quality Level 04																					
DOR CODE										0100		SINGLE FAMILY																					
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	1,459	100	1993	1,459	139,844																												
FST	144	55	1993	79	7,572																												
PTO	108	5	2012	5	479																												
PTO	135	5	2012	7	671																												
TOTALS										1,846			1,550	148,566																			
EXTRA FEATURES										54031 HUNTER RD, 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	0350	CARPORT WD	0	0	24	24	576.00	SF	13.00	13.00	100	1992	1992	3	20	1,498																	
2	0510	GARAGE WD-	0	0	24	20	480.00	SF	35.00	35.00	100	1992	1992	3	26	4,368																	