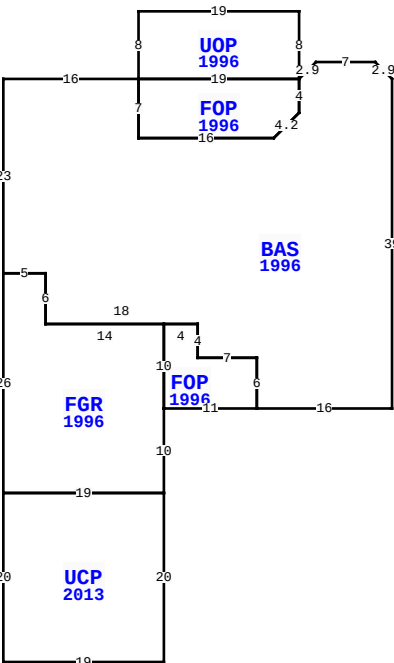


**SHEEHE GENA L/E/
54165 JESSICA PLACE
CALLAHAN, FL 32011**

37-1N-25-0340-0029-0000

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	1,778	125.3500	131.62	234,020	1996	1996		0		0	14.25	85.75	VALUATION BY					STANDARD					
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2009															Heated Area: 1382					HX Base Yr 2009				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					200,672				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					2,660				
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET					40,000				
Interior Floo		08	SHT VINYL 10																	TOTAL MARKET VALUE					243,332				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					114,682				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					128,650				
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB WX 56,411				
Bathrooms			2 100																	BASE TAXABLE VALUE					72,239				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					243,332				
Stories		1.	1. 100																	NCON VALUE					0				
Units		0	0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					255,669																			
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				08																						
NEIGHBORHOOD/LOC		8027.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,382	100	1996	1,382	155,978																								
FGR	410	55	1996	226	25,507																								
FOP	82	30	1996	25	2,822																								
FOP	129	30	1996	39	4,402																								
UCP	380	20	2013	76	8,578																								
UOP	152	20	1996	30	3,386																								
TOTALS		2,535			1,778	200,672																							
EXTRA FEATURES					54165 JESSICA PL, 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	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660												
LAND DESCRIPTION										TOTAL OB/XF										2,660									
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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000												