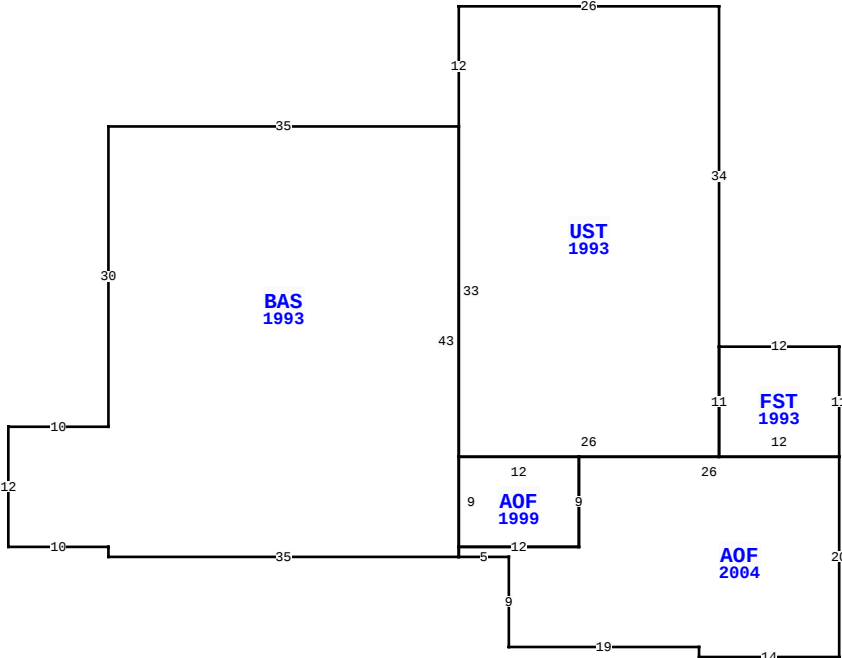


BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	15	CONC BLOCK 100					2501	04	2,850	68.6400	62.29	177,526	1948	1948	0	0	0	50.00	50.00														
Roof Structur	09	RIDGE FRME 100					1 SERV SHOP 0% - 0													Heated Area: 2316							HX Base Yr						
Roof Cover	02	ROLL COMP 100																															
Interior Wall	01	MINIMUM 100																															
Interior Floo	03	CONC FINSH 100																															
Ceiling	04	NONE 100																															
Air Condition	01	NONE 100																															
Heating Type	01	NONE 100																															
Fixtures	4	100																															
Frame	03	MASONRY 100																															
Story Height	12	100																															
RMS	1	100																															
Stories	1.	1. 100																															
Units	0	100																															
Occupancy	00	NONE 100																															
Quality		03	Quality Level 03																														
DOR CODE		2500	REPAIR SERVICE																														
MAP NUM			MKT AREA			08																											
NEIGHBORHOOD/LOC		1290	100																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
AOF	108	100	1999	108	3,364																												
AOF	583	100	2004	583	18,158																												
BAS	1,625	100	1993	1,625	50,611																												
FST	132	50	1993	66	2,056																												
UST	1,170	40	1993	468	14,576																												
TOTALS		3,618			2,850	88,763																											
EXTRA FEATURES						542785 US HWY 1, 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	0810	CONCRETE A	0	0	0	418.00	SF	6.50	6.50	100	1960	1960	3	20	543																		
2	0812	CONCRETE C	0	0	0	3,630.00	SF	4.00	4.00	100	1999	1999	3	73	10,600																		
3	0351	CARPORT MT	0	0	20	360.00	SF	10.00	10.00	100	2011	2011	3	40	1,440																		
4	0940	SHEDS/PORT	0	0	10	100.00	SF	30.00	30.00	100	1960	1960	3	20	600																		
5	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	26	117																		
6	6001	ROLLUP DR	0	0	0	2.00	UT	400.00	400.00	100	1990	1990	3	20	160																		
LAND DESCRIPTION						TOTAL OB/XF 13,460																											
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	002500	C	SRVC SHOPS	0		CI	165.00	185.00	29,973.00	SF		1.00	1.00	1.00	5.25	5.25	157,358																