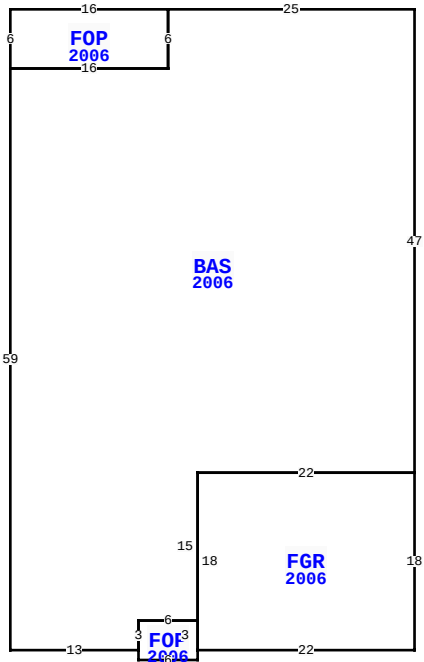


FERNANDEZ BRYAN & EMILY
45049 DUTTON WAY
CALLAHAN, FL 32011

51-2N-25-015A-0026-0000

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		10	ABOVE AVG 80		0100	01	2,409	110.1030	115.61	278,504	2006	2006		0	0	0	9.10	90.90	VALUATION BY					STANDARD															
Exterior Wall		16	WD FR STUC 20		1 SINGLE FAM 100% - 2022															Heated Area: 2155					HX Base Yr 2022					Tax Group: 1					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					253,160														
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					0														
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					41,000														
Interior Floo		14	CARPET 70																	TOTAL MARKET VALUE					294,160														
Interior Floo		08	SHT VINYL 30																	SOH/AGL Deduction					30,326														
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					263,834														
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 51,411														
Bedrooms			4 100																	BASE TAXABLE VALUE					212,423														
Bathrooms			2 100																	TOTAL JUST VALUE					294,160														
Frame		02	WOOD FRAME 100																	NCON VALUE					0														
Stories		1.	1. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE					297,437																													
Occupancy		00	NONE 100																																				
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		07																																		
NEIGHBORHOOD/LOC		7003.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,155	100	2006	2,155	226,468																																		
FGR	396	55	2006	218	22,910																																		
FOP	24	30	2006	7	735																																		
FOP	96	30	2006	29	3,048																																		
TOTALS		2,671			2,409	253,160																																	
EXTRA FEATURES					45049 DUTTON WAY, CALLAHAN										BLD DATE 04/04/2007 KW		LGL DATE		05/04/2026 MLU																				
															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																							
LAND DESCRIPTION										TOTAL OB/XF 0																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	41,000.00	41,000.00	41,000																						