



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 25 | MOD METAL 100  |
| Roof Structur            | 10 | STEEL FRME 100 |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 07 | NONE 100       |
| Interior Floo            | 04 | C ABOVE GD 100 |
| Ceiling                  | 04 | NONE 100       |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 03 | FORCED AIR 100 |
| Plumbing                 | 10 | 100            |
| Frame                    | 05 | STEEL 100      |
| Story Height             | 15 | 100            |
| RMS                      | 3  | 100            |
| Stories                  | 1. | 1. 100         |
| Class                    | 00 | . 100          |
| Units                    | 0  | 100            |
| Occupancy                | 00 | OWNER OCC 100  |

|          |      |                   |
|----------|------|-------------------|
| Quality  | 03   | Quality Level 03  |
| DOR CODE | 4800 | WAREHOUSE-STORAGE |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8024.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| AOF       | 1,196            | 185         | 2,213        | 15,728               |
| BAS       | 13,724           | 100         | 13,724       | 97,536               |
| CAN       | 1,000            | 30          | 300          | 2,132                |
| SFB       | 10,000           | 80          | 8,000        | 56,856               |
| UST       | 80               | 50          | 40           | 284                  |

|        |        |  |        |         |
|--------|--------|--|--------|---------|
| TOTALS | 26,000 |  | 24,277 | 172,537 |
|--------|--------|--|--------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |           |    |           |                |       |
|----------------|------------|-------------|-----|-----|---|---|-----------|----|-----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS     | UT | Adj R     | ADJ UNIT PRICE | NOTES |
| 2              | 0430       | CL FNC 6B   | 0   | 0   | 0 | 0 | 1,100.00  | LF | 8.73      | 8.73           |       |
| 3              | 0465       | FNC GT 15'  | 0   | 0   | 0 | 0 | 1.00      | UT | 562.50    | 562.50         |       |
| 4              | 0803       | ASPHALT C   | 0   | 0   | 0 | 0 | 16,105.00 | SF | 2.00      | 2.00           |       |
| 5              | 0402       | CONC BUMPE  | 0   | 0   | 0 | 0 | 14.00     | UT | 25.00     | 25.00          |       |
| 6              | 0980       | TANK        | 0   | 0   | 0 | 0 | 1.00      | UT | 16,000.00 | 16,000.00      |       |
| 7              | 0425       | CL FNC 8'   | 0   | 0   | 0 | 0 | 73.00     | LF | 10.65     | 10.65          |       |
| 8              | 1242       | WD DECK A   | 0   | 0   | 0 | 0 | 136.00    | SF | 10.00     | 10.00          |       |
| 9              | 6001       | ROLLUP DR   | 0   | 0   | 0 | 0 | 9.00      | UT | 400.00    | 400.00         |       |
| 10             | 0463       | FENCE GATE  | 0   | 0   | 0 | 0 | 1.00      | UT | 300.00    | 300.00         |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 004800   | C   | WAREHOUSE            | 0   | 0006 | CN       | 0.00  | 0.00  | 138,956.00  | SF        | 1.00 |

| MARKET ADJUSTMENTS                                     |     |           |             |                |                |      |      |      |      |    |       |        |
|--------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| TYPE                                                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |
| 4803                                                   | 06  | 24,277    | 99.7500     | 47.38          | 1,150,244      | 1971 | 1971 | 0    | 0    | 5  | 80.00 | 15.00  |
| 1 STOR WAREH - 0% - 2023 Heated Area: 22920 HX Base Yr |     |           |             |                |                |      |      |      |      |    |       |        |
|                                                        |     |           |             |                |                |      |      |      |      |    |       |        |

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 09/22/2020 | KK | LGL DATE  |            |
| XF DATE  | 09/22/2020 | KK | LAND DATE | 09/22/2020 |
| INC DATE |            |    | AG DATE   |            |

|                           |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 54024 CRAVEY RD, CALLAHAN |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 6              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 172,537     |
| TOTAL MARKET OB/XF VALUE  |  |  | 23,031      |
| TOTAL LAND VALUE - MARKET |  |  | 69,478      |
| TOTAL MARKET VALUE        |  |  | 265,046     |
| SOH/AGL Deduction         |  |  | 0           |
| ASSESSED VALUE            |  |  | 265,046     |
| TOTAL EXEMPTION VALUE     |  |  | 0           |
| BASE TAXABLE VALUE        |  |  | 265,046     |
| TOTAL JUST VALUE          |  |  | 265,046     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 188,708     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B941531    | NEW CONSTR  | 20,000 | 12/01/1994 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1196/0055                      | 12/17/2003 | WD        | U   | I   | 19     | 380,000    |
| GRANTOR: LIBERAL NEWSPAPERS IN |            |           |     |     |        |            |
| GRANTEE: SOUTHERN COMPANY EN   |            |           |     |     |        |            |
| 0876/1559                      | 3/31/1999  | WD        | Q   | I   |        | 350,000    |
| GRANTOR: SUN NEWSPAPER INC     |            |           |     |     |        |            |
| GRANTEE: LIBERAL NEWSPAPERS    |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UST=[YR=1993] W10 BAS=[YR=1993] W140 SFB=[YR=1993] W100 S100<br>CAN=[YR=1994] S4 E250 N4 AOF=[YR=1993] N92 W13 S92E13 \$ W250\$<br>E100 N100\$ S100 E137 N92 E3 N8\$ S8 E10 N8\$. |  |  |  |  |  |  |  |  |  |  |  |