



| 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    | 0900                            | 01                   | 1,572              | 99.1440     | 117.73         | 185,072        | 1984        | 1989      | 0           | 0         | 0      | 15.50           | 84.50                  | VALUATION BY STANDARD              |            |                             |      |         |      |     |    |        |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2003        |                      |                    |             |                |                |             |           |             |           |        |                 |                        | Heated Area: 1514 HX Base Yr 2003  |            |                             |      |         |      |     |    |        |  |  |  |
| Roof Cover                                                                                                                                  | 12               | MODULAR MT 100 |                                 |                      |                    |             |                |                |             |           |             |           |        |                 |                        | Tax Group: 6 Tax Dist:             |            |                             |      |         |      |     |    |        |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                                 |                      |                    |             |                |                |             |           |             |           |        |                 |                        | BUILDING MARKET VALUE 156,386      |            |                             |      |         |      |     |    |        |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 90      |                                 |                      |                    |             |                |                |             |           |             |           |        |                 |                        | TOTAL MARKET OB/XF VALUE 2,758     |            |                             |      |         |      |     |    |        |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 10   |                                 |                      |                    |             |                |                |             |           |             |           |        |                 |                        | TOTAL LAND VALUE - MARKET 35,000   |            |                             |      |         |      |     |    |        |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                                 |                      |                    |             |                |                |             |           |             |           |        |                 |                        | TOTAL MARKET VALUE 194,144         |            |                             |      |         |      |     |    |        |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                                 |                      |                    |             |                |                |             |           |             |           |        |                 |                        | SOH/AGL Deduction 101,245          |            |                             |      |         |      |     |    |        |  |  |  |
| Bedrooms                                                                                                                                    | 3                | 100            |                                 |                      |                    |             |                |                |             |           |             |           |        |                 |                        | ASSESSED VALUE 92,899              |            |                             |      |         |      |     |    |        |  |  |  |
| Bathrooms                                                                                                                                   | 2                | 100            |                                 |                      |                    |             |                |                |             |           |             |           |        |                 |                        | TOTAL EXEMPTION VALUE HX HB 50,000 |            |                             |      |         |      |     |    |        |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                                 |                      |                    |             |                |                |             |           |             |           |        |                 |                        | BASE TAXABLE VALUE 42,899          |            |                             |      |         |      |     |    |        |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                                 |                      |                    |             |                |                |             |           |             |           |        |                 |                        | TOTAL JUST VALUE 194,144           |            |                             |      |         |      |     |    |        |  |  |  |
| Units                                                                                                                                       | 0                | 100            | NCON VALUE 0                    |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| BUD8 Adjustme                                                                                                                               | 06               | DIST 1D 100    | INCOME VALUE                    |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100       | PREVIOUS YEAR MKT VALUE 155,575 |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| Quality                                                                                                                                     |                  |                | 01                              | Quality Level 01     |                    |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| DOR CODE                                                                                                                                    |                  |                | 0100                            | SINGLE FAMILY        |                    |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| MAP NUM                                                                                                                                     |                  |                | MKT AREA                        |                      |                    |             |                |                |             |           |             |           |        |                 | 08                     |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |                | 8024.00                         |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                    | SUBAREA MARKET VALUE |                    |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| BAS                                                                                                                                         | 1,514            | 100            | 1,514                           | 150,615              |                    |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| FOP                                                                                                                                         | 192              | 30             | 58                              | 5,770                |                    |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,706                           | 1,572                | 156,386            |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 54724 CRAVEY 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                                                                                                                                           | 0200             | BARN WD 0-     | 0                               | 100                  | 24                 | 24          |                | 576.00         | SF          | 20.00     | 20.00       | 100       | 1988   | 1988            | 3                      | 20                                 | 2,304      |                             |      |         |      |     |    |        |  |  |  |
| 2                                                                                                                                           | 1242             | WD DECK A      | 0                               | 100                  | 18                 | 12          |                | 216.00         | SF          | 10.00     | 10.00       | 100       | 2002   | 2002            | 3                      | 21                                 | 454        |                             |      |         |      |     |    |        |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                | TOTAL OB/XF 2,758               |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |
| 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              | SFR                             | 100                  | 0006               | OR          | 0.00           | 0.00           | 1.00        | AC        |             | 1.00      | 1.00   | 1.00            | 35,000.00              | 35,000.00                          | 35,000     |                             |      |         |      |     |    |        |  |  |  |
| REVIEW DATE 06/17/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS |                  |                |                                 |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                                    |            |                             |      |         |      |     |    |        |  |  |  |