



| 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                   | 1,270              | 111.2800    | 100.43         | 127,546           | 1950           | 1985      | 0       | 0           | 0               | 16.50  | 83.50                  | VALUATION BY      | STANDARD |                           |            |  |  |     |           |  |  |  |  |
| Roof Structure           | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2021  |                      |                    |             |                | Heated Area: 1120 |                |           |         |             | HX Base Yr 2021 |        |                        |                   |          | Tax Group: 6              |            |  |  |     | Tax Dist: |  |  |  |  |
| Roof Cover               | 12               | MODULAR MT 100 |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | BUILDING MARKET VALUE     |            |  |  |     | 106,501   |  |  |  |  |
| Interior Wall            | 04               | PLYWOOD 100    |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | TOTAL MARKET OB/XF VALUE  |            |  |  |     | 400       |  |  |  |  |
| Interior Floor           | 14               | CARPET 90      |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | TOTAL LAND VALUE - MARKET |            |  |  |     | 82,500    |  |  |  |  |
| Interior Floor           | 08               | SHT VINYL 10   |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | TOTAL MARKET VALUE        |            |  |  |     | 189,401   |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | SOH/AGL Deduction         |            |  |  |     | 58,537    |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | ASSESSED VALUE            |            |  |  |     | 130,864   |  |  |  |  |
| Bedrooms                 |                  | 3 100          |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | TOTAL EXEMPTION VALUE     |            |  |  |     | 50,000    |  |  |  |  |
| Bathrooms                |                  | 1 100          |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | BASE TAXABLE VALUE        |            |  |  |     | 80,864    |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | TOTAL JUST VALUE          |            |  |  |     | 189,401   |  |  |  |  |
| Stories                  |                  |                |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | NCON VALUE                |            |  |  |     | 0         |  |  |  |  |
| Units                    | 1.               | 1. 100         |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | INCOME VALUE              |            |  |  |     |           |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          | PREVIOUS YEAR MKT VALUE   |            |  |  |     | 138,549   |  |  |  |  |
| Quality                  |                  |                | 03                          | Quality Level 03     |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
| DOR CODE                 |                  |                | 0100                        | SINGLE FAMILY        |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
| MAP NUM                  |                  |                |                             | MKT AREA             |                    | 09          |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |                | 8005.00                     |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                | SUBAREA MARKET VALUE |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
| BAS                      | 1,120            | 100            | 1,120                       | 93,922               |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
| FEP                      | 110              | 80             | 88                          | 7,380                |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
| FOP                      | 16               | 30             | 5                           | 419                  |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
| FOP                      | 24               | 30             | 7                           | 587                  |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
| FOP                      | 168              | 30             | 50                          | 4,193                |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
| TOTALS                   |                  |                | 1,438                       |                      | 1,270              | 106,501     |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
| EXTRA FEATURES           |                  |                | 24929 CRAWFORD RD, CALLAHAN |                      |                    |             |                |                   |                |           |         |             | BLD DATE        |        |                        | LGL DATE          |          |                           | 06/16/2023 |  |  | 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             |          |                           |            |  |  |     |           |  |  |  |  |
| 2                        | 0504             | FP-ELECTRI     | 0                           | 100                  | 0                  | 0           | 1.00           | UT                | 2,000.00       | 2,000.00  | 100     | 1950        | 1950            | 3      | 20                     | 400               |          |                           |            |  |  |     |           |  |  |  |  |
|                          |                  |                |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |
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|                          |                  |                |                             |                      |                    |             |                |                   |                |           |         |             |                 |        |                        |                   |          |                           |            |  |  |     |           |  |  |  |  |