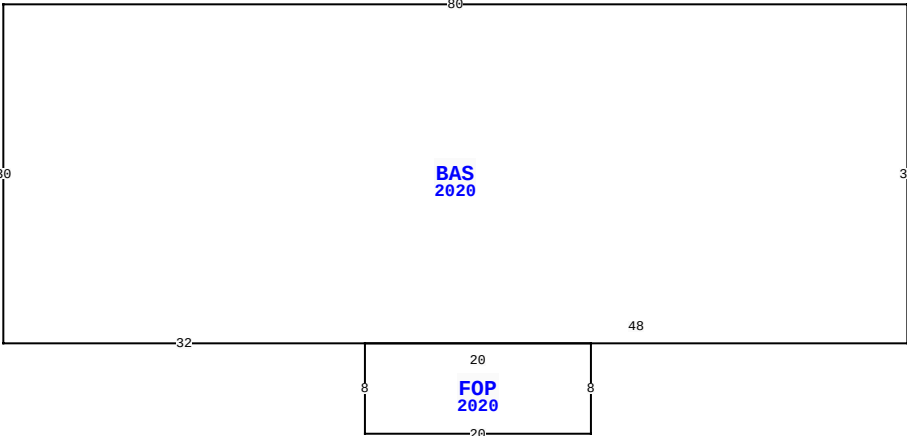


**GILBERT FRANZ E & ASHLEY**  
34317 WELCH ROAD  
CALLAHAN, FL 32011

**15-1N-24-2180-1246-0000**

| 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 100        |                      | 0220                                                                               | 01       | 2,448              | 121.7160    | 79.12                    | 193,686            | 2020            | 2020        |                     | 0       | 0                 | 0.50           | 99.50                     | VALUATION BY                |      |                        |      |     | STANDARD |        |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |                      | 1 MOD FRAME - 100% - 2021                                                          |          |                    |             |                          |                    |                 |             |                     |         | Heated Area: 2400 |                |                           |                             |      |                        |      |     |          |        | HX Base Yr 2021 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |                      |  |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 13          | LVT/LAMNT 100        |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 3 100                |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100                |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Stories                  |                  |             | 0 0 100              |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100                |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 06          | Quality Level 06     |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 5901        | HARDWOOD SI 70-79    |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                      | 08                                                                                 |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 8005.00     |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 2,400            | 100         | 2,400                | 188,939              |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 160              | 30          | 48                   | 3,779                |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 2,560       |                      | 2,448                | 192,718                                                                            |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      | 34317 WELCH 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                        | 1242             | WD DECK A   | 0 100                | 48                   | 12                                                                                 | 576.00   | SF                 | 10.00       | 10.00                    | 100                | 2020            | 2020        | 3                   | 93      | 5,357             |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 2                        | 0350             | CARPORT WD  | 0 100                | 50                   | 30                                                                                 | 1,500.00 | SF                 | 8.58        | 8.58                     | 100                | 2020            | 2020        | 3                   | 93      | 11,969            |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      |                                                                                    |          |                    |             |                          | TOTAL OB/XF        |                 |             |                     |         |                   |                |                           |                             |      | 17,326                 |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 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                        | 005901           | A           | HARDWOOD SI          | 0                    |                                                                                    |          | 0.00               | 0.00        | 8.34                     | AC                 |                 | 1.00        | 1.00                | 1.00    | 225.00            | 225.00         | 1,876                     |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 2                        | 005400           | A           | TIMBER 1 SI          | 0                    |                                                                                    |          | 0.00               | 0.00        | 3.20                     | AC                 |                 | 1.00        | 1.00                | 1.00    | 720.00            | 720.00         | 2,304                     |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 3                        | 005000           | C           | RURAL HOME           | 100                  |                                                                                    |          | 0.00               | 0.00        | 4.00                     | AC                 |                 | 1.00        | 1.00                | 1.00    | 18,000.00         | 18,000.00      | 72,000                    |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 4                        | 009910           | M           | MKT. VAL. AG         | 0                    |                                                                                    |          | 0.00               | 0.00        | 11.54                    | AC                 |                 | 1.00        | 1.00                | 1.00    | 15,000.00         | 15,000.00      | 173,100                   |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |                    |             |                          |                    |                 |             |                     |         |                   |                |                           |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| REVIEW DATE              |                  | 02/03/2021  |                      | BY                   | TW                                                                                 |          | Total Acres: 15.54 |             | Total Land Value: 76,180 |                    | Market: 173,100 |             | Agricultural: 4,180 |         | Common: 72,000    |                | PRINTED 08/02/2023 BY SYS |                             |      |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |