



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                  | MARKET ADJUSTMENTS       |                      |           |             |                |                |             |                |           |          |             | NASSAU COUNTY PROPERTY |                   | PAGE 1 of 1       |            |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|--------------------------|----------------------|-----------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|------------------------|-------------------|-------------------|------------|--|--|--|--|--|--|--|--|--|
| 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                                                                                                                               | 20               | FACE BRICK 90    | 0900                     | 01                   | 3,374     | 91.9908     | 109.24         | 368,576        | 2005        | 2005           | 0         | 0        | 0           | 12.33                  | 87.67             | STANDARD          |            |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 16               | WD FR STUC 10    | 1 SNGL FAM - 100% - 2007 |                      |           |             |                |                |             |                |           |          |             |                        |                   | Heated Area: 2812 |            |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 08               | IRREGULAR 100    |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   | HX Base Yr 2007   |            |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100   |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 90       |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 06               | CUST PANEL 10    |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 13               | LVT/LAMNT 50     |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 50        |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100      |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100   |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 4 100            |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2.5 100          |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100   |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 1.5              | 1.5 100          |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       |                  | 0 100            |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100         |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                     | 01               | Quality Level 01 |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    | 0100             | SINGLE FAMILY    |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  | MKT AREA         |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   | 08                |            |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            | 8026.00          |                  |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA             | SUBAREA MARKET VALUE |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                         | 2,372            | 100              | 2,372                    | 227,168              |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                         | 604              | 55               | 332                      | 31,796               |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                         | 162              | 30               | 49                       | 4,693                |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                         | 260              | 40               | 104                      | 9,960                |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| FST                                                                                                                                         | 140              | 55               | 77                       | 7,374                |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                         | 440              | 100              | 440                      | 42,139               |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      | 3,978            |                  | 3,374                    | 323,131              |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                  | 54186 HURST 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                                                                                                                                           | 0500             | FP-PRE FAB       | 0                        | 100                  | 0         | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 2005     | 2005        | 3                      | 90                | 3,150             |            |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0810             | CONCRETE A       | 0                        | 100                  | 0         | 0           | 1,105.00       | SF             | 6.50        | 6.50           | 100       | 2005     | 2005        | 3                      | 87                | 6,249             |            |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0861             | POOL GUNIT       | 0                        | 100                  | 0         | 0           | 486.00         | SF             | 85.00       | 85.00          | 100       | 2006     | 2006        | 3                      | 48                | 19,829            |            |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                           | 0845             | KOOL DECK        | 0                        | 100                  | 0         | 0           | 889.00         | SF             | 7.25        | 7.25           | 100       | 2006     | 2006        | 3                      | 88                | 5,672             |            |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                           | 0462             | ST/AL FNC        | 0                        | 100                  | 0         | 0           | 146.00         | SF             | 10.00       | 10.00          | 100       | 2006     | 2006        | 3                      | 48                | 701               |            |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                           | 1127             | BRICK 8"         | 0                        | 100                  | 0         | 0           | 48.00          | SF             | 5.50        | 5.50           | 100       | 2006     | 2006        | 3                      | 97                | 256               |            |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 35,857                                                                                                                          |                  |                  |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                  |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS              | LAND USE DESCRIPTION     | CAP                  | R D       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ                | UNIT PRICE        | ADJ UNIT PRICE    | LAND VALUE |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 000115           | C                | SFR ACRES                | 100                  | 0006      | OR          | 0.00           | 0.00           | 3.40        | AC             |           | 1.00     | 1.00        | 1.00                   | 18,000.00         | 18,000.00         | 61,200     |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 04/30/2018 BY KBX Total Acres: 3.40 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 08/02/2023 BY SYS |                  |                  |                          |                      |           |             |                |                |             |                |           |          |             |                        |                   |                   |            |  |  |  |  |  |  |  |  |  |

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE 323,131

TOTAL MARKET OB/XF VALUE 35,857

TOTAL LAND VALUE - MARKET 61,200

TOTAL MARKET VALUE 420,188

SOH/AGL Deduction 190,473

ASSESSED VALUE 229,715

TOTAL EXEMPTION VALUE 50,000

BASE TAXABLE VALUE 179,715

TOTAL JUST VALUE 420,188

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 331,124

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B19227 SWIM POOL 24,000 12/01/2006

E15040 ELEC OTHER 0 05/01/2005

P9453 OTHER 0 05/01/2005

B15119 NEW CONSTR 244,000 04/01/2005

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1249/0679 7/29/2004 WD Q V 51,200

GRANTOR: WALKER ROBERT J JR

GRANTEE: HARRISON DWIGHT & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 N2 W2 N1 W9 FSP=[YR=2012] W31 S6 E9 S1 E2 S4 E17 N8 E1 N2 E2 N1\$ S1 W2 S2 W1 S8 W17 N4 W2 N1 W9 N6 W19 S39

FST=[YR=2005] S10 FGR=[YR=2005] S23 E12 S1 E12 N24

FOP=[YR=2005] E27 N6 W27 S6\$ N4 W10 S4 W14\$ E14 N10 W14\$ E14 S6 E10 N2 E31 S1 E7 N41\$ PTR=E15 FUS=[YR=2005] E22 S20 W22 N20\$ W15\$ .