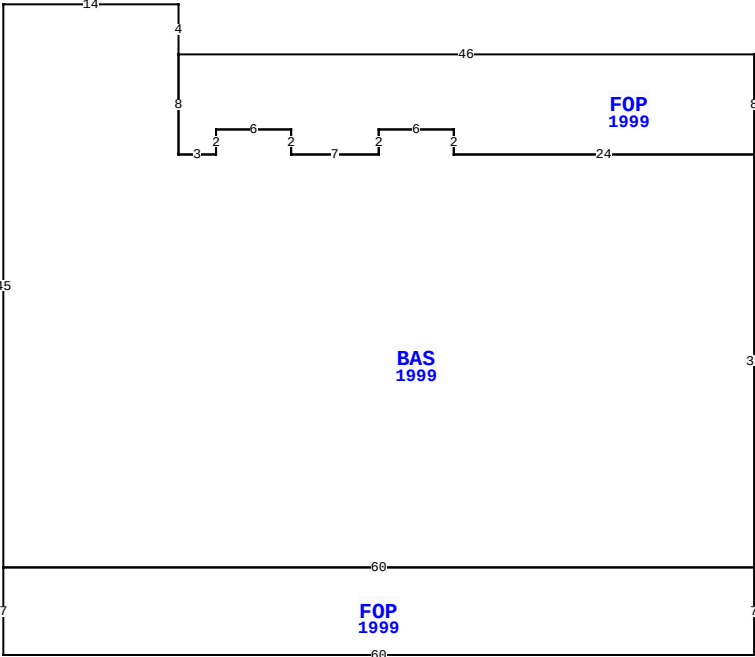


**SMITH THOMAS R JR & DEBORAH A**  
33480 MEADOWS LANE  
CALLAHAN, FL 32011

**23-1N-24-2180-1297-0040**

| 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                                                                                                                                          |            | 20               | FACE BRICK 100       |             | 0900                                                                               | 01  | 2,401                |           | 116.7474    | 138.64                     | 332,875        | 1999      | 2009           | 0         | 0         | 0       | 9.75        | 90.25  | VALUATION BY      |                                 | STANDARD   |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                          |            | 03               | GABLE/HIP 100        |             | 1 SNGL FAM - 100% - 2002                                                           |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | Heated Area: 2172               |            |       |                             |  |      |         |      |     |    | HX Base Yr 2002                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                             |            | 05               | COMP SHNGL 100       |             |  |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | Tax Group: 6                    |            |       |                             |  |      |         |      |     |    | Tax Dist:                        |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                          |            | 03               | DRYWALL 100          |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | BUILDING MARKET VALUE           |            |       |                             |  |      |         |      |     |    | 300,420                          |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                          |            | 14               | CARPET 90            |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | TOTAL MARKET OB/XF VALUE        |            |       |                             |  |      |         |      |     |    | 37,857                           |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                          |            | 11               | CLAY TILE 10         |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | TOTAL LAND VALUE - MARKET       |            |       |                             |  |      |         |      |     |    | 164,640                          |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                          |            | 03               | CENTRAL 100          |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | TOTAL MARKET VALUE              |            |       |                             |  |      |         |      |     |    | 363,705                          |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                           |            | 04               | AIR DUCTED 100       |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | SOH/AGL Deduction               |            |       |                             |  |      |         |      |     |    | 208,959                          |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                               |            |                  | 3 100                |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | ASSESSED VALUE                  |            |       |                             |  |      |         |      |     |    | 154,746                          |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                              |            |                  | 2 100                |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | TOTAL EXEMPTION VALUE           |            |       |                             |  |      |         |      |     |    | HX HB                            |  | 50,000 |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                                  |            | 02               | WOOD FRAME 100       |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | BASE TAXABLE VALUE              |            |       |                             |  |      |         |      |     |    | 104,746                          |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                                |            | 1.               | 1. 100               |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | TOTAL JUST VALUE                |            |       |                             |  |      |         |      |     |    | 502,917                          |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                                  |            | 00               | 0 100                |             | NCON VALUE                                                                         |     |                      |           |             |                            |                |           |                |           | 0         |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                              |            | 00               | NONE 100             |             | INCOME VALUE                                                                       |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                        |            |                  |                      |             | PREVIOUS YEAR MKT VALUE                                                            |     |                      |           |             |                            |                |           |                |           | 254,449   |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                                |            | 05               | Quality Level 05     |             |   |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                               |            | 5000             | IMPROVED AG          |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                                |            |                  | MKT AREA             |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   | 08                              |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                                       |            | 8005.00          |                      |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                              |            | TOTAL GROSS AREA |                      | PCT OF BASE | TOT ADJ AREA                                                                       |     | SUBAREA MARKET VALUE |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                                    |            | 2,172            |                      | 100         | 2,172                                                                              |     | 271,766              |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                                    |            | 344              |                      | 30          | 103                                                                                |     | 12,888               |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                                    |            | 420              |                      | 30          | 126                                                                                |     | 15,766               |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                                 |            | 2,936            |                      |             | 2,401                                                                              |     | 300,420              |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                         |            |                  |                      |             |                                                                                    |     |                      |           |             | 33480 MEADOWS LN, CALLAHAN |                |           |                |           |           |         |             |        |                   | BLD DATE<br>XF DATE<br>INC DATE |            |       |                             |  |      |         |      |     |    | LGL DATE<br>LAND DATE<br>AG DATE |  |        |  |  |  |  |  |  |  | 06/13/2023 MLU |  |  |  |  |  |  |  |  |  |
| 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       | 1999    | 1999        | 3      | 84                | 2,940                           |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                      | 0811       | CONCRETE B       |                      |             | 0 100                                                                              | 0   | 0                    | 978.00    |             | SF                         | 5.20           |           | 5.20           |           | 100       | 2000    | 2000        | 3      | 80                | 4,068                           |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                      | 0510       | GARAGE WD-       |                      |             | 0 100                                                                              | 24  | 12                   | 288.00    |             | SF                         | 35.00          |           | 35.00          |           | 100       | 2001    | 2001        | 3      | 30                | 3,024                           |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                                      | 0350       | CARPORT WD       |                      |             | 0 100                                                                              | 24  | 24                   | 576.00    |             | SF                         | 13.00          |           | 13.00          |           | 100       | 2001    | 2001        | 3      | 20                | 1,498                           |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                                      | 0351       | CARPORT MT       |                      |             | 0                                                                                  | 0   | 20 18                | 360.00    |             | SF                         | 3.50           |           | 3.50           |           | 100       | 2002    | 2002        | 3      | 21                | 265                             |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                                      | 0511       | GARAGE CB-       |                      |             | 0 100                                                                              | 30  | 24                   | 720.00    |             | SF                         | 40.00          |           | 40.00          |           | 100       | 2002    | 2002        | 3      | 83                | 23,904                          |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                                      | 0810       | CONCRETE A       |                      |             | 0 100                                                                              | 20  | 20                   | 400.00    |             | SF                         | 6.50           |           | 6.50           |           | 100       | 2002    | 2002        | 3      | 83                | 2,158                           |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF                                                                                                                                            |            |                  |                      |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       | 37,857                      |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                       |            |                  |                      |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                                    | USE CODE   | CLS              | LAND USE DESCRIPTION |             |                                                                                    | CAP | R D                  | LOC       | FRONT       | DEPTH                      | TOT LND UTS    | UNIT TYPE | D T            | DPHT FACT | % COND    | TOT ADJ | UNIT PRICE  |        | ADJ UNIT PRICE    |                                 | LAND VALUE |       | OTHER ADJUSTMENTS AND NOTES |  | YEAR | DENSITY | DECL | FRZ | YR | CONSRV                           |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                                      | 005000     | C                | RURAL HOME           |             |                                                                                    | 100 | 0005                 |           | 0.00        | 0.00                       | 1.00           | AC        |                | 1.00      | 1.00      | 1.00    | 21,000.00   |        | 21,000.00         |                                 | 21,000     |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                      | 005600     | A                | TIMBER 3 SI          |             |                                                                                    | 0   |                      |           | 0.00        | 0.00                       | 10.80          | AC        |                | 1.00      | 1.00      | 1.00    | 410.00      |        | 410.00            |                                 | 4,428      |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                      | 009910     | M                | MKT. VAL. AG         |             |                                                                                    | 0   |                      |           | 0.00        | 0.00                       | 10.80          | AC        |                | 1.00      | 1.00      | 1.00    | 12,500.00   |        | 12,500.00         |                                 | 135,000    |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 03/10/2022 BY TWA Total Acres: 11.80 Total Land Value: 25,428 Market: 143,640 Agricultural: 4,428 Common: 21,000 PRINTED 08/02/2023 BY SYS |            |                  |                      |             |                                                                                    |     |                      |           |             |                            |                |           |                |           |           |         |             |        |                   |                                 |            |       |                             |  |      |         |      |     |    |                                  |  |        |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |