

BLOCK 4 PT OF LOT 15 (S-3)  
IN OR 1559/1546  
1986 PEAC SW/MH

PATTERSON RAMANDA D  
43351 LARSEN ROAD  
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0153



| 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  | PAGE 1 of 1 6    |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 05               | AVERAGE 100    | 0820                                                                                                                                                                                                                                                             | 02                   | 1,028              | 122.2000    | 79.43          | 81,654         | 1985           | 2000      | 0       | 0           | 0      | 52.00   | 48.00            | VALUATION BY STANDARD |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 M/H 93- - 100% - 2009                                                                                                                                                                                                                                          |                      |                    |             |                |                |                |           |         |             |        |         | Heated Area: 938 |                       |                        |                             |      |         |      |     |    |        |  |  | HX Base Yr 2009 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 12               | MODULAR MT 100 | <div><div>6</div><div>UOP<br/>1993</div></div> <div><div>32</div><div>35</div><div>14</div><div>14</div><div>28</div><div>39</div><div>20</div><div>8</div><div>8</div><div>20</div></div> <div><div>BAS<br/>1993</div></div> <div><div>USP<br/>1993</div></div> |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 80      |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 20   |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    | 2                | 100            |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   | 2                | 100            |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       | 0                | 100            |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                               | 06               | DIST 1D 100    |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                     |                  |                | 03                                                                                                                                                                                                                                                               | Quality Level 03     |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |                | 0200 MOBILE HOME                                                                                                                                                                                                                                                 |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |                |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         | MKT AREA         |                       | 08                     |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |                | 8005.00                                                                                                                                                                                                                                                          |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                                                                                                                                                                                                                                                     | SUBAREA MARKET VALUE |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                         | 938              | 100            | 938                                                                                                                                                                                                                                                              | 35,762               |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                         | 42               | 25             | 10                                                                                                                                                                                                                                                               | 381                  |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| USP                                                                                                                                         | 160              | 50             | 80                                                                                                                                                                                                                                                               | 3,050                |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,140                                                                                                                                                                                                                                                            | 1,028                | 39,194             |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 43351 LARSEN 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                 |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0810             | CONCRETE A     | 0 100                                                                                                                                                                                                                                                            | 20                   | 20                 | 400.00      | SF             | 6.50           | 6.50           | 100       | 1988    | 1988        | 3      | 57      | 1,482            |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                           | 0940             | SHEDS/PORT     | 0 100                                                                                                                                                                                                                                                            | 10                   | 8                  | 80.00       | SF             | 30.00          | 30.00          | 100       | 1998    | 1998        | 3      | 20      | 480              |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       | TOTAL OB/XF 1,962      |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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             | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 000102           | C              | SFR/MH                                                                                                                                                                                                                                                           | 100                  | 0005               | OR          | 0.00           | 0.00           | 1.01           | AC        |         | 1.00        | 1.00   | 1.00    | 30,000.00        | 30,000.00             | 30,300                 |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 07/17/2018 BY TWX Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS |                  |                |                                                                                                                                                                                                                                                                  |                      |                    |             |                |                |                |           |         |             |        |         |                  |                       |                        |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1559/1546         | 4/07/2008 | WD        | Q   | I   |        | 75,000     |

GRANTOR: STEVENSON ELVA S

GRANTEE: PATTERSON JAMES S &

| 1495/0025 | 4/26/2007 | QC | U | I | 06 | 100 |

GRANTOR: BURKE JOHN-PAUL & RHO

GRANTEE: STEVENSON ELVA S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 UOP=[YR=1993] N7 W6 S7 E6\$ W32 S14 E39  
USP=[YR=1993] S8 E20 N8 W20\$ E28 N14\$.