

LOT 5  
ESMT IN OR 868/298  
ESMT OR 1048/1617

ALLAIN TIM/COSTAKIS ALLISON  
43002 HARVEY DR  
CALLAHAN, FL 32011

2023

25-1N-24-0080-0005-0000



| BUILDING CHARACTERISTICS                                                                                                                       |                  |                  |                      |                      |      |          |       |          |                | MARKET ADJUSTMENTS                            |         |             |             |                |                 |                |            |                             |      | NASSAU COUNTY PROPERTY          |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|----------------------|----------------------|------|----------|-------|----------|----------------|-----------------------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|---------------------------------|-------|--------|----|--------|--|--|--|--|--|----------------------------------|--|--|--|--|--|--|--|--|--|----------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                   |                  |                  |                      |                      |      |          |       |          |                | VALUATION SUMMARY                             |         |             |             |                |                 |                |            |                             |      | PAGE 1 of 1                     |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                        | CD               |                  |                      |                      |      |          |       |          |                | TYPE                                          | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT |                                 | NORM  | % COND |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                  | 30               | VINYL 100        |                      |                      |      |          |       |          |                | 0800                                          | 02      | 1,568       | 117.6000    | 82.32          | 129,078         | 1998           | 2008       | 0                           | 0    | 0                               | 36.00 | 64.00  |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                  | 03               | GABLE/HIP 100    |                      |                      |      |          |       |          |                | 1 M/H 94+ - 100% - 2023                       |         |             |             |                |                 |                |            |                             |      | Heated Area: 1568               |       |        |    |        |  |  |  |  |  | HX Base Yr 2023                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                     | 03               | COMP SHNGL 100   |                      |                      |      |          |       |          |                | <div><div></div><div>BAS<br/>1999</div></div> |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                  | 05               | DRYWALL 100      |                      |                      |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                  | 14               | CARPET 90        |                      |                      |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                  | 08               | SHT VINYL 10     |                      |                      |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                  | 03               | CENTRAL 100      |                      |                      |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                   | 04               | AIR DUCTED 100   |                      |                      |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                       |                  | 3 100            |                      |                      |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                      |                  | 2 100            |                      |                      |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                          | 02               | WOOD FRAME 100   |                      |                      |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                        | 1.               | 1. 100           |                      |                      |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                          |                  | 0 100            |                      |                      |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                            | 1,568            | 100              | 1,568                | 82,610               |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                         |                  | 1,568            | 1,568                | 82,610               |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                 |                  |                  |                      |                      |      |          |       |          |                | 43002 HARVEY DR, CALLAHAN                     |         |             |             |                |                 |                |            |                             |      | BLD DATE<br>XF DATE<br>INC DATE |       |        |    |        |  |  |  |  |  | LGL DATE<br>LAND DATE<br>AG DATE |  |  |  |  |  |  |  |  |  | 05/22/2023 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                                                                                                                                              | 1242             | WD DECK A        | 0 100                | 16                   | 12   | 192.00   | SF    | 10.00    | 10.00          | 100                                           | 1999    | 1999        | 3           | 20             | 384             |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                              | 0500             | FP-PRE FAB       | 0 100                | 0                    | 0    | 1.00     | UT    | 3,500.00 | 3,500.00       | 100                                           | 1998    | 1998        | 3           | 83             | 2,905           |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                              | 0350             | CARPORT WD       | 0 0                  | 15                   | 11   | 165.00   | SF    | 13.00    | 13.00          | 100                                           | 1999    | 1999        | 3           | 20             | 429             |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                              | 0937             | WELL             | 0 0                  | 0                    | 0    | 1.00     | UT    | 6,000.00 | 6,000.00       | 100                                           | 1990    | 1990        | 3           | 100            | 6,000           |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                              | 0936             | SEPTC TANK       | 0 0                  | 0                    | 0    | 1.00     | UT    | 6,000.00 | 6,000.00       | 100                                           | 1990    | 1990        | 3           | 100            | 6,000           |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                              | 1242             | WD DECK A        | 0 100                | 31                   | 11   | 341.00   | SF    | 10.00    | 10.00          | 100                                           | 2000    | 2000        | 3           | 20             | 682             |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 11                                                                                                                                             | 0940             | SHEDS/PORT       | 0 100                | 30                   | 12   | 360.00   | SF    | 30.00    | 30.00          | 100                                           | 2009    | 2009        | 3           | 45             | 4,860           |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 12                                                                                                                                             | 0681             | POLE SHED        | 0 100                | 16                   | 12   | 192.00   | SF    | 15.00    | 15.00          | 100                                           | 2021    | 2021        | 3           | 98             | 2,822           |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 13                                                                                                                                             | 0300             | BOAT DCK W       | 0 100                | 14                   | 6    | 84.00    | SF    | 20.00    | 20.00          | 100                                           | 2005    | 2005        | 3           | 44             | 739             |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                               |                  |                  |                      |                      |      |          |       |          |                | TOTAL OB/XF                                   |         |             |             |                |                 |                |            |                             |      | 24,821                          |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                            | USE CODE         | CLS              | LAND USE DESCRIPTION | CAP                  | R D  | LOC ZONE | 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                                                                                                                                              | 000102           | C                | SFR/MH               | 100                  | 0007 | OR       | 0.00  | 0.00     | 11.18          | AC                                            |         | 1.00        | 1.00        | 1.00           | 15,000.00       | 15,000.00      | 167,700    |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                              | 009530           | C                | POND                 | 100                  |      |          |       |          | 0.50           | AC                                            |         | 1.00        | 1.00        | 1.00           | 2,500.00        | 2,500.00       | 1,250      |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 06/07/2022 BY TWA Total Acres: 11.18 Total Land Value: 168,950 Market: 0 Agricultural: 0 Common: 168,950 PRINTED 08/02/2023 BY SYS |                  |                  |                      |                      |      |          |       |          |                |                                               |         |             |             |                |                 |                |            |                             |      |                                 |       |        |    |        |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |                |  |  |  |  |  |  |  |  |  |