

VADEN JOSHUA T TRUST/LEE STEPHANIE A  
C/O STEPHANIE A LEE ETAL TRSTE, 35155 GOODBREAD RD  
CALLAHAN, FL 32011

**25-2N-24-0000-0007-0050**

| BUILDING CHARACTERISTICS |  |                  |  |                  |  |                      |  |                      |  | MARKET ADJUSTMENTS           |  |             |  |                |  |                   |  |             |  | NASSAU COUNTY PROPERTY |  |             |  |           |  |        |  |                 |  | PAGE 1 of 2               |  | 6              |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|--------------------------|--|------------------|--|------------------|--|----------------------|--|----------------------|--|------------------------------|--|-------------|--|----------------|--|-------------------|--|-------------|--|------------------------|--|-------------|--|-----------|--|--------|--|-----------------|--|---------------------------|--|----------------|--|------------|-----------|-----------------------------|--|------|--|---------|--|------|--|-----|--|----|--|--------|--|
| 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            |  | 12               |  | CEDAR 100        |  | 0100                 |  | 01                   |  | 1,800                        |  | 135.5850    |  | 122.37         |  | 220,266           |  | 1994        |  | 1999                   |  | 0           |  | 0         |  | 11.50  |  | 88.50           |  | VALUATION BY              |  |                |  |            | STANDARD  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Roof Structure           |  | 03               |  | GABLE/HIP 100    |  | 1                    |  | SINGLE FAM - 0% - 0  |  |                              |  |             |  |                |  | Heated Area: 1500 |  |             |  |                        |  |             |  |           |  |        |  |                 |  | Tax Group: 6              |  |                |  |            | Tax Dist: |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Roof Cover               |  | 12               |  | MODULAR MT 100   |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | BUILDING MARKET VALUE     |  |                |  |            | 293,832   |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Interior Wall            |  | 05               |  | DRYWALL 100      |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | TOTAL MARKET OB/XF VALUE  |  |                |  |            | 15,553    |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Interior Floor           |  | 14               |  | CARPET 70        |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | TOTAL LAND VALUE - MARKET |  |                |  |            | 135,840   |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Interior Floor           |  | 11               |  | CLAY TILE 30     |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | TOTAL MARKET VALUE        |  |                |  |            | 445,225   |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Air Condition            |  | 03               |  | CENTRAL 100      |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | SOH/AGL Deduction         |  |                |  |            | 80,953    |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Heating Type             |  | 04               |  | AIR DUCTED 100   |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | ASSESSED VALUE            |  |                |  |            | 364,272   |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Bedrooms                 |  |                  |  | 2 100            |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | TOTAL EXEMPTION VALUE     |  |                |  |            | 0         |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Bathrooms                |  |                  |  | 2 100            |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | BASE TAXABLE VALUE        |  |                |  |            | 364,272   |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Frame                    |  | 02               |  | WOOD FRAME 100   |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | TOTAL JUST VALUE          |  |                |  |            | 445,225   |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Stories                  |  | 1.               |  | 1. 100           |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | NCON VALUE                |  |                |  |            | 0         |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Units                    |  |                  |  | 0 100            |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | INCOME VALUE              |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| BUD8 Adjustme            |  | 06               |  | DIST 1D 100      |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  | PREVIOUS YEAR MKT VALUE   |  |                |  |            | 344,363   |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Occupancy                |  | 00               |  | NONE 100         |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Quality                  |  | 06               |  | Quality Level 06 |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| DOR CODE                 |  | 0100             |  | SINGLE FAMILY    |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| MAP NUM                  |  |                  |  | MKT AREA         |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| NEIGHBORHOOD/LOC         |  | 8001.00          |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| AREA TYPE                |  | TOTAL GROSS AREA |  | PCT OF BASE      |  | TOT ADJ AREA         |  | SUBAREA MARKET VALUE |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| BAS                      |  | 1,500            |  | 100              |  | 1,500                |  | 162,446              |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| FOP                      |  | 500              |  | 30               |  | 150                  |  | 16,245               |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| FOP                      |  | 500              |  | 30               |  | 150                  |  | 16,245               |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| TOTALS                   |  | 2,500            |  | 1,800            |  | 194,935              |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| EXTRA FEATURES           |  |                  |  |                  |  |                      |  |                      |  | 35155 GOODBREAD RD, CALLAHAN |  |             |  |                |  |                   |  |             |  | BLD DATE               |  |             |  |           |  |        |  |                 |  |                           |  | LGL DATE       |  | 05/24/2023 |           |                             |  |      |  |         |  |      |  | MLU |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  | XF DATE                |  |             |  |           |  |        |  |                 |  |                           |  | LAND DATE      |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  | INC DATE               |  |             |  |           |  |        |  |                 |  |                           |  | AG DATE        |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 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 0                  |  | 0 0                  |  | 1.00                         |  | UT          |  | 3,500.00       |  | 3,500.00          |  | 100         |  | 1994                   |  | 1994        |  | 3         |  | 77     |  | 2,695           |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 3                        |  | 0350             |  | CARPORT WD       |  | 0 0                  |  | 64 24                |  | 1,536.00                     |  | SF          |  | 13.00          |  | 13.00             |  | 100         |  | 1996                   |  | 1996        |  | 3         |  | 20     |  | 3,994           |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 4                        |  | 0940             |  | SHEDS/PORT       |  | 0 0                  |  | 12 20                |  | 240.00                       |  | SF          |  | 30.00          |  | 30.00             |  | 100         |  | 1996                   |  | 1996        |  | 3         |  | 20     |  | 1,440           |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 5                        |  | 0350             |  | CARPORT WD       |  | 0 0                  |  | 30 24                |  | 720.00                       |  | SF          |  | 13.00          |  | 13.00             |  | 100         |  | 2000                   |  | 2000        |  | 3         |  | 20     |  | 1,872           |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 6                        |  | 0300             |  | BOAT DCK W       |  | 0 0                  |  | 45 8                 |  | 360.00                       |  | SF          |  | 40.00          |  | 40.00             |  | 100         |  | 1998                   |  | 1998        |  | 3         |  | 27     |  | 3,888           |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 7                        |  | 0350             |  | CARPORT WD       |  | 0 0                  |  | 64 10                |  | 640.00                       |  | SF          |  | 13.00          |  | 13.00             |  | 100         |  | 1998                   |  | 1998        |  | 3         |  | 20     |  | 1,664           |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| LAND DESCRIPTION         |  |                  |  |                  |  |                      |  |                      |  | TOTAL OB/XF                  |  |             |  |                |  |                   |  |             |  | 15,553                 |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 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                        |  | 000115           |  | C                |  | SFR ACRES            |  | 0                    |  | 0006                         |  | OR          |  | 0.00           |  | 0.00              |  | 8.49        |  | AC                     |  |             |  | 1.00      |  | 1.00   |  | 1.00            |  | 16,000.00                 |  | 16,000.00      |  | 135,840    |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                              |  |             |  |                |  |                   |  |             |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |

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