

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 14 | CARPET 70 | |
| Interior Floor | 08 | SHT VINYL 30 | |
| Air Condition | 02 | WINDOW 100 | |
| Heating Type | 02 | CONVECTION 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 1.5 100 | |
| 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 | | 8026.00 | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 952 | 100 | 952 |
| | | | 21,126 |
| TOTALS | 952 | | 952 |
| | | | 21,126 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|-----------|------------|--------|--|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 0820 | 02 | 952 | 113.8000 | 73.97 | 70,419 | 1979 | 1979 | 0 | 0 | 70.00 | 30.00 | | | |
| 2 M/H 93- - 100% - 2001 Heated Area: 952 HX Base Yr 2001 | | | | | | | | | | | | | | |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; text-align: center;">14</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; text-align: center;">14</div> <div style="position: absolute; left: 20%; top: 50%; transform: translate(-50%, -50%);">68</div> <div style="position: absolute; right: 20%; top: 50%; transform: translate(-50%, -50%);">68</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 2000</div> </div> | | | | | | | | | | | | | | |
| 45010 DECATOR RD, CALLAHAN | | | | | | | | | | | | | | |
| | | | | BLD DATE | | | | | LGL DATE | | | | | |
| | | | | XF DATE | | | | | LAND DATE | 05/19/2023 | MLU | | | |
| | | | | INC DATE | | | | | AG DATE | | | | | |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 6 |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 6 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 21,126 | |
| TOTAL MARKET OB/XF VALUE | | 4,058 | |
| TOTAL LAND VALUE - MARKET | | 80,000 | |
| TOTAL MARKET VALUE | | 105,184 | |
| SOH/AGL Deduction | | 52,584 | |
| ASSESSED VALUE | | 52,600 | |
| TOTAL EXEMPTION VALUE | | HX HB | 26,659 |
| BASE TAXABLE VALUE | | 25,941 | |
| TOTAL JUST VALUE | | 105,184 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 107,152 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| MH992853 | MH MOVE-ON | 0 | 10/01/1999 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0859/1136 | 12/18/1998 | WD | Q | V | | 15,000 |
| GRANTOR: MCCANCE BEVERLY A | | | | | | |
| GRANTEE: LEE SAMUEL C | | | | | | |
| 0781/0826 | 1/07/1997 | WD | U | V | 01 | 3,000 |
| GRANTOR: LEWIS MARY ELIZABETH | | | | | | |
| GRANTEE: MCCANCE BEVERLY A | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|----------------------------------|--|
| BAS=[YR=2000] W14 S68 E14 N68\$. | |

| 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 | 0753 | UEP | 0 | 0 | 16 | 8 | 128.00 | SF | 22.00 | 22.00 | 100 | 2001 | 2001 | 3 | 30 | 845 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 8 | 128.00 | SF | 21.30 | 21.30 | 100 | 2001 | 2001 | 3 | 20 | 545 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 8 | 128.00 | SF | 21.30 | 21.30 | 100 | 2002 | 2002 | 3 | 21 | 573 | |
| 6 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 8 | 80.00 | SF | 21.30 | 21.30 | 100 | 2001 | 2001 | 3 | 20 | 341 | |
| 7 | 0681 | POLE SHED | 0 | 100 | 10 | 8 | 80.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 30 | 360 | |
| 8 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 8 | 80.00 | SF | 20.10 | 20.10 | 100 | 2002 | 2002 | 3 | 21 | 338 | |
| 9 | 0751 | UOP | 0 | 0 | 30 | 8 | 240.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 44 | 1,056 | |
| TOTAL OB/XF 4,058 | | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000102 | C | SFR/MH | 100 | 0007 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 80,000 | | | | | | | |