

**MARTIN CAROL JEAN**  
45727 MUSSLEWHITE RD  
CALLAHAN, FL 32011

**34-3N-25-0000-0005-0010**

| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                           |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|----------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|------------------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                                                                            |  |  |  |  |  |  |  |  |  | PAGE 1 of 2                        |  |  |  |  |  |  |  |  |  |
| ELEMENT CD                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 NORM % COND |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD              |  |  |  |  |  |  |  |  |  |
| Exterior Wall 30 VINYL 100                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | 0100 01 1,999 111.0340 100.21 200,320 1930 1985 0 0 16.50 83.50                              |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist:             |  |  |  |  |  |  |  |  |  |
| Roof Structur 03 GABLE/HIP 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 1 SINGLE FAM - 100% - 2023 Heated Area: 1897 HX Base Yr 2023                                 |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 177,894      |  |  |  |  |  |  |  |  |  |
| Roof Cover 04 COMP SHNGL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 31,984    |  |  |  |  |  |  |  |  |  |
| Interior Wall 04 PLYWOOD 60                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 131,950  |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 40                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 341,828         |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 60                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 0                |  |  |  |  |  |  |  |  |  |
| Interior Floo 09 PINE WOOD 40                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 341,828             |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,000 |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 291,828         |  |  |  |  |  |  |  |  |  |
| Bedrooms 3 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 341,828           |  |  |  |  |  |  |  |  |  |
| Bathrooms 2 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | NCON VALUE 10,627                  |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | INCOME VALUE                       |  |  |  |  |  |  |  |  |  |
| Stories 2. 2. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 223,380    |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme 04 DIST 01 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| Occupancy 00 NONE 100                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| Quality 05 Quality Level 05                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| DOR CODE 0100 SINGLE FAMILY                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 05                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 5001.00                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| BAS 1,337 100 1,337 111,874                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FOP 280 30 84 7,029                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FOP 36 30 11 920                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FUS 560 100 560 46,859                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| UOP 36 20 7 585                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| TOTALS 2,249 1,999 167,267                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 45727 MUSSLEWHITE 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                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 2 0680 POLE SHED 0 100 48 16 768.00 SF 10.00 10.00 100 1980 1980 3 20 1,536                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 4 0810 CONCRETE A 0 100 25 16 400.00 SF 6.50 6.50 100 1985 1985 3 49.5 1,287                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 5 0936 SEPTC TANK 0 0 0 0 1.00 UT 6,000.00 6,000.00 100 1998 1998 3 100 6,000                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 6 0937 WELL 0 0 0 0 1.00 UT 6,000.00 6,000.00 100 1998 1998 3 100 6,000                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 7 0351 CARPORT MT 0 100 26 15 390.00 SF 10.00 10.00 100 2008 2008 3 40 1,560                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 8 0204 BARN MTL 1 0 100 36 40 1,440.00 SF 16.00 16.00 100 2010 2010 3 64 14,746                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 9 0469 VF LATTIC 0 100 5 6 30.00 SF 5.50 5.50 100 2008 2008 3 76 125                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 10 0476 VF 6 SBPL 0 100 5 6 30.00 LF 32.00 32.00 100 2008 2008 3 76 730                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 31,984                                                                           |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 100 0006 OR 0.00 0.00 2.00 AC 1.00 1.00 1.00 35,000.00 35,000.00 70,000                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 2 000115 C SFR ACRES 100 0006 0.00 0.00 1.77 AC 1.00 1.00 1.00 35,000.00 35,000.00 61,950                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                              |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/12/2022 BY KBA                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | Total Acres: 3.77 Total Land Value: 131,950 Market: 0 Agricultural: 0 Common: 131,950        |  |  |  |  |  |  |  |  |  | PRINTED 08/02/2023 BY SYS          |  |  |  |  |  |  |  |  |  |

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