



| 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            |                   |            |                             |      |         |      |     |    |        |  |
| Exterior Wall                                                                                                                              | 20               | FACE BRICK 100 | 0900                               | 01                   | 2,756              | 117.1296    | 139.09         | 383,332        | 2014        | 2014           | 0         | 0        | 6.00        | 94.00   | VALUATION BY STANDARD  |                   |            |                             |      |         |      |     |    |        |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2016           |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 2352 |            |                             |      |         |      |     |    |        |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | HX Base Yr 2016   |            |                             |      |         |      |     |    |        |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                              | 14               | CARPET 60      |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                              | 11               | CLAY TILE 40   |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Bedrooms                                                                                                                                   |                  | 5 100          |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Bathrooms                                                                                                                                  |                  | 3 100          |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Units                                                                                                                                      |                  | 0 100          |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Occupancy                                                                                                                                  | 00               | NONE 100       |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Quality                                                                                                                                    |                  |                | 04                                 | Quality Level 04     |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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                                                                                                                                        | 2,352            | 100            | 2,352                              | 307,512              |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FGR                                                                                                                                        | 536              | 55             | 295                                | 38,570               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                        | 77               | 30             | 23                                 | 3,007                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FSP                                                                                                                                        | 202              | 40             | 81                                 | 10,590               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| PTO                                                                                                                                        | 100              | 5              | 5                                  | 653                  |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| TOTALS                                                                                                                                     |                  |                | 3,267                              |                      | 2,756              | 360,332     |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| EXTRA FEATURES                                                                                                                             |                  |                | 43604 RED DIRT RIDGE TRL, 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      |                             |      |         |      |     |    |        |  |
| 1                                                                                                                                          | 0811             | CONCRETE B     | 0                                  | 100                  | 0                  | 0           | 1,604.00       | SF             | 5.20        | 5.20           | 100       | 2014     | 2014        | 3       | 95                     | 7,924             |            |                             |      |         |      |     |    |        |  |
| 2                                                                                                                                          | 0500             | FP-PRE FAB     | 0                                  | 100                  | 0                  | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 2014     | 2014        | 3       | 97                     | 3,395             |            |                             |      |         |      |     |    |        |  |
| 3                                                                                                                                          | 0861             | POOL GUNIT     | 0                                  | 100                  | 15                 | 28          | 420.00         | SF             | 85.00       | 85.00          | 100       | 2021     | 2021        | 3       | 98                     | 34,986            |            |                             |      |         |      |     |    |        |  |
| 4                                                                                                                                          | 0812             | CONCRETE C     | 0                                  | 100                  | 0                  | 0           | 1,871.00       | SF             | 4.00        | 4.00           | 100       | 2021     | 2021        | 3       | 100                    | 7,484             |            |                             |      |         |      |     |    |        |  |
| 5                                                                                                                                          | 0462             | ST/AL FNC      | 0                                  | 100                  | 0                  | 0           | 548.00         | SF             | 10.00       | 10.00          | 100       | 2021     | 2021        | 3       | 98                     | 5,370             |            |                             |      |         |      |     |    |        |  |
| 6                                                                                                                                          | 0463             | FENCE GATE     | 0                                  | 100                  | 0                  | 0           | 1.00           | UT             | 300.00      | 300.00         | 100       | 2021     | 2021        | 3       | 99                     | 297               |            |                             |      |         |      |     |    |        |  |
| 7                                                                                                                                          | 0811             | CONCRETE B     | 0                                  | 100                  | 30                 | 30          | 900.00         | SF             | 5.20        | 5.20           | 100       | 2016     | 2016        | 3       | 97                     | 4,540             |            |                             |      |         |      |     |    |        |  |
| LAND DESCRIPTION                                                                                                                           |                  |                | TOTAL OB/XF 63,996                 |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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                                                                                                                                          | 000115           | C              | SFR ACRES                          | 100                  |                    | OR          | 0.00           | 0.00           | 5.00        | AC             |           | 1.00     | 1.00        | 1.00    | 16,000.00              | 16,000.00         | 80,000     |                             |      |         |      |     |    |        |  |
| REVIEW DATE 11/04/2021 BY KB Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS |                  |                |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |

VALUATION SUMMARY

|                           |           |
|---------------------------|-----------|
| Tax Group: 4              | Tax Dist: |
| BUILDING MARKET VALUE     | 360,332   |
| TOTAL MARKET OB/XF VALUE  | 63,996    |
| TOTAL LAND VALUE - MARKET | 80,000    |
| TOTAL MARKET VALUE        | 504,328   |
| SOH/AGL Deduction         | 223,181   |
| ASSESSED VALUE            | 281,147   |
| TOTAL EXEMPTION VALUE     | 50,000    |
| BASE TAXABLE VALUE        | 231,147   |
| TOTAL JUST VALUE          | 504,328   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 432,798   |

PERMIT NUM DESCRIPTION AMT ISSUED

|          |            |         |            |
|----------|------------|---------|------------|
| 20009386 | SWIM POOL  | 30,900  | 10/07/2020 |
| B1327962 | NEW CONSTR | 278,837 | 11/01/2013 |

SALES DATA

|                   |            |           |       |       |        |            |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1885/0748         | 10/17/2013 | WD        | Q     | V     | 02     | 42,500     |

GRANTOR: RED DIRT RIDGE LLC  
GRANTEE: LAWLEY JACK M III &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W27 FSP=[YR=2014] N4 W16 PTO=[YR=2014] N10 W10 S10 E10\$ W3 S11 E18 N7 E1\$ W1 S7 W18 N11 W18 S47 E17 FOP=[YR=2014] S1 E10 N4 W1 N5 W8 S8 W1\$ E1 N8 E8 S5 E14 FGR=[YR=2014] E1 S16 E23 N24 W8 S2 W3 N2 W4 S2 W9 S6\$ N6 E9 N2 E4 S2 E3 N2 E8 N32\$.