

**CALLAHAN COUNTRY RV RESORT LLC/  
54221 EVERGREEN TRAIL  
CALLAHAN, FL 32011**

**37-1N-25-0000-0004-0010**

[illegible]

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|             |            |    |    |                     |                           |                 |                       |                 |                           |
|-------------|------------|----|----|---------------------|---------------------------|-----------------|-----------------------|-----------------|---------------------------|
| REVIEW DATE | 04/01/2022 | BY | KK | Total Acres: 264.31 | Total Land Value: 978,162 | Market: 702,100 | Agricultural: 110,932 | Common: 867,230 | PRINTED 08/02/2023 BY SYS |
|-------------|------------|----|----|---------------------|---------------------------|-----------------|-----------------------|-----------------|---------------------------|

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| BUILDING CHARACTERISTICS |  |    |  |              |  |  |  |  |  | MARKET ADJUSTMENTS |     |           |             |                |                |     |     |      |      | NASSAU COUNTY PROPERTY |  |      |        |                   |                           |  |  |  |  | PAGE 3 of 4 |  |  |  |          |           |  |  |  |  | 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 |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        | VALUATION BY      |                           |  |  |  |  |             |  |  |  | STANDARD |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | Tax Group: 6              |  |  |  |  |             |  |  |  |          | Tax Dist: |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | BUILDING MARKET VALUE     |  |  |  |  |             |  |  |  |          | 411,534   |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | TOTAL MARKET OB/XF VALUE  |  |  |  |  |             |  |  |  |          | 408,914   |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | TOTAL LAND VALUE - MARKET |  |  |  |  |             |  |  |  |          | 1,569,330 |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | TOTAL MARKET VALUE        |  |  |  |  |             |  |  |  |          | 1,798,610 |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | SOH/AGL Deduction         |  |  |  |  |             |  |  |  |          | 0         |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | ASSESSED VALUE            |  |  |  |  |             |  |  |  |          | 1,798,610 |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | TOTAL EXEMPTION VALUE     |  |  |  |  |             |  |  |  |          | 0         |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | BASE TAXABLE VALUE        |  |  |  |  |             |  |  |  |          | 1,798,610 |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | TOTAL JUST VALUE          |  |  |  |  |             |  |  |  |          | 2,389,778 |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | NCON VALUE                |  |  |  |  |             |  |  |  |          | 0         |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | INCOME VALUE              |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   | PREVIOUS YEAR MKT VALUE   |  |  |  |  |             |  |  |  |          | 1,595,996 |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |  |      |        |                   |                           |  |  |  |  |             |  |  |  |          |           |  |  |  |  |   |  |  |  |  |

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