

TRACT 68  
IN OR 832 PG 1727  
R673357 & R673358

FREEMAN JOHNNY & VIRGINIA M  
54115 CATHERINE AVE  
CALLAHAN, FL 32011

2023

37-1N-25-296C-0068-0000



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                      |                      |      |          |        |          |                | MARKET ADJUSTMENTS                                                              |         |             |             |                |                 |                |            |                             |      | NASSAU COUNTY PROPERTY |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------|----------------------|------|----------|--------|----------|----------------|---------------------------------------------------------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|------------------------|-------|--------|----|--------|--|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                |                  |                |                      |                      |      |          |        |          |                | VALUATION SUMMARY                                                               |         |             |             |                |                 |                |            |                             |      | PAGE 1 of 1            |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                     | CD               |                |                      |                      |      |          |        |          |                | TYPE                                                                            | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT |                        | NORM  | % COND |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 05               | AVERAGE 100    |                      |                      |      |          |        |          |                | 0800                                                                            | 02      | 1,620       | 123.6000    | 86.52          | 140,162         | 1998           | 1998       | 0                           | 0    | 0                      | 56.00 | 44.00  |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  |                      |                      |      |          |        |          |                | 1 M/H 94+ - 100% - 1999                                                         |         |             |             |                |                 |                |            |                             |      | Heated Area: 1620      |       |        |    |        |  |  |  |  |  | HX Base Yr 1999 |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 12               | MODULAR MT 100 |                      |                      |      |          |        |          |                | <div>27</div> <div>60</div> <div>27</div> <div>60</div> <div>BAS<br/>1998</div> |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                      |                      |      |          |        |          |                |                                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 90      |                      |                      |      |          |        |          |                |                                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 10   |                      |                      |      |          |        |          |                |                                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                      |                      |      |          |        |          |                |                                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                      |                      |      |          |        |          |                |                                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 3 100          |                      |                      |      |          |        |          |                |                                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100          |                      |                      |      |          |        |          |                |                                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 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         | SUBAREA MARKET VALUE |      |          |        |          |                |                                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                         | 1,620            | 100            | 1,620                | 61,671               |      |          |        |          |                |                                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  | 1,620          | 1,620                | 61,671               |      |          |        |          |                |                                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                      |                      |      |          |        |          |                | 54115 CATHERINE AVE, 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                                                                                                                                           | 1242             | WD DECK A      | 0 100                | 26                   | 8    | 208.00   | SF     | 10.00    | 10.00          | 100                                                                             | 1998    | 1998        | 3           | 20             | 416             |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0940             | SHEDS/PORT     | 0 100                | 20                   | 10   | 200.00   | SF     | 19.50    | 19.50          | 100                                                                             | 1990    | 1990        | 3           | 20             | 780             |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0500             | FP-PRE FAB     | 0 100                | 0                    | 0    | 1.00     | UT     | 3,500.00 | 3,500.00       | 100                                                                             | 1998    | 1998        | 3           | 83             | 2,905           |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                           | 0940             | SHEDS/PORT     | 0 100                | 7                    | 10   | 70.00    | SF     | 13.20    | 13.20          | 100                                                                             | 1985    | 1985        | 3           | 20             | 185             |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                      |                      |      |          |        |          |                | TOTAL OB/XF                                                                     |         |             |             |                |                 |                |            |                             |      | 4,286                  |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 000102           | C              | SFR/MH               | 100                  | 0005 | RM       | 150.00 | 362.00   | 1.00           | LT                                                                              |         | 1.00        | 1.00        | 1.00           | 45,000.00       | 45,000.00      | 45,000     |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 06/26/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS |                  |                |                      |                      |      |          |        |          |                |                                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |