

| 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 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 | 5000 IMPROVED AG | | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,404 | 100 | 1,404 |
| | | | SUBAREA MARKET VALUE |
| | | | 33,839 |
| TOTALS | 1,404 | | 1,404 |
| | | | 33,839 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------|-----------|-------------------|----------------|----------------|------|-----------------|------|------|-------|--------|--|----------|---------|----------|----------|-----------|---------|--|--|--|--|------------|-----|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | |
| 0820 | 02 | 1,404 | 123.6000 | 80.34 | 112,797 | 1988 | 1993 | 0 | 0 | 70.00 | 30.00 | | | | | | | | | | | | | |
| 1 M/H 93- - 100% - 2005 | | | Heated Area: 1404 | | | | HX Base Yr 2005 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/19/2023</td> <td>MLU</td> </tr> </tbody> </table> | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | 05/19/2023 | MLU |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | |
| | | | | 05/19/2023 | MLU | | | | | | | | | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | | PAGE 1 of 1 | 6 |
|---|-------------|-----------|--------|-------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | STANDARD | | | |
| Tax Group: 6 | | Tax Dist: | | | |
| BUILDING MARKET VALUE | | 33,839 | | | |
| TOTAL MARKET OB/XF VALUE | | 6,480 | | | |
| TOTAL LAND VALUE - MARKET | | 402,200 | | | |
| TOTAL MARKET VALUE | | 99,684 | | | |
| SOH/AGL Deduction | | 43,199 | | | |
| ASSESSED VALUE | | 56,485 | | | |
| TOTAL EXEMPTION VALUE | | 30,000 | | HX HB WR | |
| BASE TAXABLE VALUE | | 26,485 | | | |
| TOTAL JUST VALUE | | 442,519 | | | |
| NCON VALUE | | 0 | | | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | 61,693 | | | |
| 1988 CHAMPION _ VIN: 048331C3864(A/B) _ R568118 & | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2644/1887 | 5/31/2023 | LE U | I | 11 | | 100 |
| GRANTOR: MILLIGAN CARY | | | | | | |
| GRANTEE: AXELROD CHRISTINE A | | | | | | |
| 0728/1112 | 4/24/1995 | QC U | V | | | 5,500 |
| GRANTOR: TITF/STATE OF FLA | | | | | | |
| GRANTEE: MILLIGAN CARY & PAT | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | |
|-----------------------------|------------|-------------|---------|-----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0681 | POLE SHED | 0 | 100 | 0 | 0 | | 15.00 | 100 | 2006 | 2006 | 3 | 48 | 6,480 | |
| 55101 J DAVIS TRL, CALLAHAN | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | |
|------------------------------------|--|--|--|
| BAS=[YR=2004] W52 S27 E52 N27 \$. | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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 | 005000 | C | RURAL HOME | 100 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | | |
| 2 | 005500 | A | TIMBER 2 SI | 0 | | | 0.00 | 0.00 | 37.90 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 20,845 | | | | | | | | |
| 3 | 006000 | A | PAST1/HAY | 0 | | | 0.00 | 0.00 | 8.00 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 3,520 | | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 45.90 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 367,200 | | | | | | | | |