

PT SECS 45, 46  
IN OR 2500/1435 BEING PARCEL 1  
PARCELS 2, 3 & PARCEL 3-2

CALLIE'S ON THE RIVER CORP  
553027 US HWY 1  
HILLIARD, FL 32046

2023

45-4N-23-0000-00N1-0010



| 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 |                        | NORM  | % COND |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                              | 05               | AVERAGE 100     |                      |                      |      |          |          |       |             | 0100                       | 01        | 530       | 116.6000    | 105.23         | 55,772         | 1961            | 1976       | 0                           | 0    | 0                      | 18.75 | 81.25  | STANDARD |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                              | 03               | GABLE/HIP 100   |                      |                      |      |          |          |       |             | 1 SINGLE FAM - 0% - 0      |           |           |             |                |                |                 |            |                             |      | Heated Area: 506       |       |        |          |        |  |  |  |  |  | HX Base Yr |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                                 | 01               | MINIMUM 100     |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                              | 05               | DRYWALL 100     |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                              | 09               | PINE WOOD 80    |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                              | 08               | SHT VINYL 20    |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                              | 03               | CENTRAL 100     |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                               | 04               | AIR DUCTED 100  |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                                   |                  | 2 100           |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                                  |                  | 1 100           |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                                      | 02               | WOOD FRAME 100  |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                                    | 1.               | 1. 100          |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                                      |                  | 0 100           |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                                  | 00               | NONE 100        |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                                    |                  | 03              | Quality Level 03     |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                                   |                  | 5000IMPROVED AG |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                                    |                  |                 |                      |                      |      |          |          |       |             | MKT AREA                   |           | 09        |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                                           |                  | 9001.00         |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE     | TOT ADJ AREA         | SUBAREA MARKET VALUE |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                                        | 506              | 100             | 506                  | 43,262               |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                                        | 20               | 20              | 4                    | 342                  |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                                        | 98               | 20              | 20                   | 1,710                |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                                     |                  | 624             | 530                  | 45,315               |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                             |                  |                 |                      |                      |      |          |          |       |             | 181040 AUTUMN RD, HILLIARD |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 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                    | 0                    | 0    | 0        | 960.00   | SF    | 10.00       | 10.00                      | 100       | 1980      | 1980        | 3              | 20             | 1,920           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                          | 0500             | FP-PRE FAB      | 0                    | 0                    | 0    | 0        | 1.00     | UT    | 3,500.00    | 3,500.00                   | 100       | 1980      | 1980        | 3              | 49             | 1,715           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                          | 0940             | SHEDS/PORT      | 0                    | 0                    | 10   | 23       | 230.00   | SF    | 30.00       | 30.00                      | 100       | 1980      | 1980        | 3              | 20             | 1,380           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                                          | 0810             | CONCRETE A      | 0                    | 0                    | 0    | 0        | 1,579.00 | SF    | 6.50        | 6.50                       | 100       | 1980      | 1980        | 3              | 35             | 3,592           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                                          | 0940             | SHEDS/PORT      | 0                    | 0                    | 6    | 8        | 48.00    | SF    | 30.00       | 30.00                      | 100       | 1980      | 1980        | 3              | 20             | 288             |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                                          | 0530             | STBL WD         | 0                    | 0                    | 63   | 22       | 1,386.00 | SF    | 30.00       | 30.00                      | 100       | 1999      | 1999        | 3              | 28             | 11,642          |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                                          | 0937             | WELL            | 0                    | 0                    | 0    | 0        | 1.00     | UT    | 6,000.00    | 6,000.00                   | 100       | 1998      | 1998        | 3              | 100            | 6,000           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                                          | 0351             | CARPORT MT      | 0                    | 0                    | 0    | 0        | 4,000.00 | SF    | 10.00       | 10.00                      | 100       | 2002      | 2002        | 3              | 21             | 8,400           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF                                                                                                                                                |                  |                 |                      |                      |      |          |          |       |             | 34,937                     |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                           |                  |                 |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 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           | 0                    | 0005 | OR       | 0.00     | 0.00  | 16.00       | AC                         |           | 1.00      | 1.00        | 1.00           | 14,000.00      | 14,000.00       | 224,000    |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                          | 005600           | A               | TIMBER 3 SI          | 0                    | 0005 | OR       | 0.00     | 0.00  | 82.00       | AC                         |           | 1.00      | 1.00        | 1.00           | 410.00         | 410.00          | 33,620     |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                          | 005930           | A               | TIMB SWAMP           | 0                    | 0005 |          | 0.00     | 0.00  | 25.00       | AC                         |           | 1.00      | 1.00        | 2.25           | 50.00          | 112.50          | 2,812      |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                                          | 005970           | A               | AGRI-POND            | 0                    | 0005 | OR       | 0.00     | 0.00  | 2.00        | AC                         |           | 1.00      | 1.00        | 1.00           | 70.00          | 70.00           | 140        |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                                          | 009910           | M               | MKT. VAL. AG         | 0                    | 0005 | OR       | 0.00     | 0.00  | 109.00      | AC                         |           | 1.00      | 1.00        | 1.00           | 5,000.00       | 5,000.00        | 545,000    |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 04/25/2022 BY TWA Total Acres: 125.00 Total Land Value: 260,572 Market: 545,000 Agricultural: 36,572 Common: 224,000 PRINTED 08/02/2023 BY SYS |                  |                 |                      |                      |      |          |          |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |

| SALES DATA                                                                                     |           |           |     |     |        |            |  |  |  |
|------------------------------------------------------------------------------------------------|-----------|-----------|-----|-----|--------|------------|--|--|--|
| OFF RECORD Number                                                                              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |  |  |
| 2500/1435                                                                                      | 9/30/2021 | WD        | Q   | I   | 05     | 1,700,000  |  |  |  |
| GRANTOR: RITSMA VIVIAN C & EAR                                                                 |           |           |     |     |        |            |  |  |  |
| GRANTEE: CALLIE'S ON THE RIV                                                                   |           |           |     |     |        |            |  |  |  |
| 0922/0280                                                                                      | 3/02/2000 | WD        | U   | I   | 10     | 100        |  |  |  |
| GRANTOR: LLOYD RONNIE & MARQUI                                                                 |           |           |     |     |        |            |  |  |  |
| GRANTEE: TINDALL EARL & VIVI                                                                   |           |           |     |     |        |            |  |  |  |
| BUILDING NOTES                                                                                 |           |           |     |     |        |            |  |  |  |
|                                                                                                |           |           |     |     |        |            |  |  |  |
| BUILDING DIMENSIONS                                                                            |           |           |     |     |        |            |  |  |  |
| UOP=[YR=1993] W4 BAS=[YR=1993] W22 S23 E4 UOP=[YR=1993] S7 E14 N7 W14\$ E18 N23 \$ S5 E4 N5\$. |           |           |     |     |        |            |  |  |  |

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