



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 20  | FACE BRICK 60  |
| Exterior Wall            | 05  | AVERAGE 40     |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 11  | CLAY TILE 50   |
| Interior Floo            | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 3   | 100            |
| Bathrooms                | 3   | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8010.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,408            | 100         | 1,408        | 148,853              |
| FGR       | 738              | 55          | 406          | 42,922               |
| FOP       | 180              | 30          | 54           | 5,709                |
| FSP       | 208              | 40          | 83           | 8,775                |
| FST       | 88               | 55          | 48           | 5,075                |
| FUS       | 603              | 100         | 603          | 63,749               |

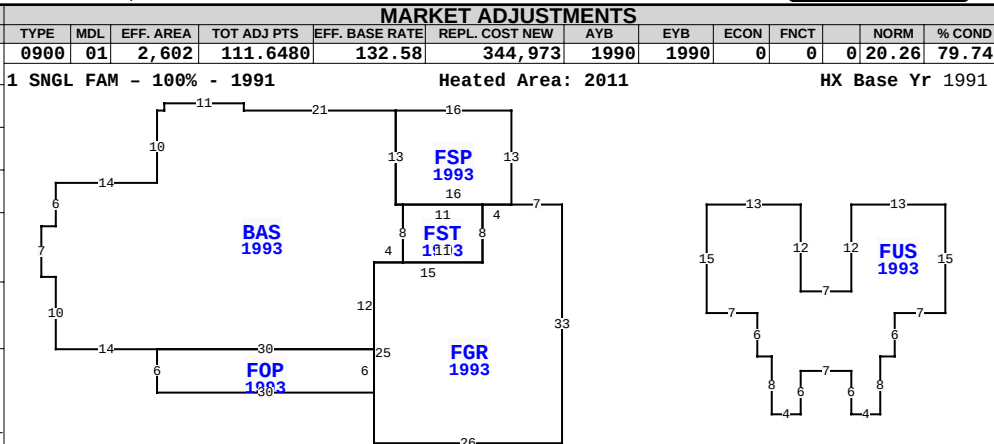
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,225 |  | 2,602 | 275,081 |
|--------|-------|--|-------|---------|

|                |  |
|----------------|--|
| 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   | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 0     |    | 1.00     | UT 3,500.00    | 3,500.00  | 100     | 1990        | 1990 | 3      | 70              | 2,450 |
| 2   | 0811       | CONCRETE B  | 0       | 100 | 0 | 0     |    | 792.00   | SF 5.20        | 5.20      | 100     | 1990        | 1990 | 3      | 62              | 2,553 |
| 3   | 0861       | POOL GUNIT  | 0       | 100 | 0 | 0     |    | 420.00   | SF 85.00       | 85.00     | 100     | 1995        | 1995 | 3      | 20              | 7,140 |
| 4   | 0845       | KOOL DECK   | 0       | 100 | 0 | 0     |    | 708.00   | SF 7.25        | 7.25      | 100     | 1995        | 1995 | 3      | 72              | 3,696 |
| 5   | 0812       | CONCRETE C  | 0       | 100 | 0 | 0     |    | 1,811.00 | SF 4.00        | 4.00      | 100     | 1993        | 1993 | 3      | 68              | 4,926 |
| 6   | 0810       | CONCRETE A  | 0       | 100 | 0 | 0     |    | 195.00   | SF 6.50        | 6.50      | 100     | 1997        | 1997 | 3      | 75              | 951   |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 21,716   |     |      |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | RS-1     | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 50,000.00  | 50,000.00      |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 02/12/2018 | BY | KBX |
|-------------|------------|----|-----|



|                             |                        |           |               |
|-----------------------------|------------------------|-----------|---------------|
| 55145 DEER RUN RD, CALLAHAN | BLD DATE 07/28/2008 JW | LGL DATE  |               |
|                             | XF DATE 07/28/2008 JW  | LAND DATE | 07/28/2008 JW |
|                             | INC DATE               | AG DATE   |               |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993] W7 FSP=[YR=1993] N13 W16 BAS=[YR=1993] W21 N1 W11 S1 W1 S10 W14 S6 W2 S7 E2 S10 E14 FOP=[YR=1993] S6 E30 N6 W30\$ E30 N12 E4 FST=[YR=1993] E11 N8 W11 S8\$ N8W1 N13\$ S13 E16\$ W4 S8 W15 S25 E26 N33\$ PTR= E20 FUS=[YR=1993] E13 S12 E7 N12 E13 S15 W7 S6 W2 S8 W4 N6 W7 S6 W4 N8 W2 N6 W7 N15 \$ W20\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1     | 6 |
|---------------------------|--|-----------------|---|
| VALUATION SUMMARY         |  |                 |   |
| VALUATION BY              |  | STANDARD        |   |
| Tax Group: 6              |  | Tax Dist:       |   |
| BUILDING MARKET VALUE     |  | 275,081         |   |
| TOTAL MARKET OB/XF VALUE  |  | 21,716          |   |
| TOTAL LAND VALUE - MARKET |  | 50,000          |   |
| TOTAL MARKET VALUE        |  | 346,797         |   |
| SOH/AGL Deduction         |  | 177,192         |   |
| ASSESSED VALUE            |  | 169,605         |   |
| TOTAL EXEMPTION VALUE     |  | HX HB WR 55,000 |   |
| BASE TAXABLE VALUE        |  | 114,605         |   |
| TOTAL JUST VALUE          |  | 346,797         |   |
| NCON VALUE                |  | 0               |   |
| INCOME VALUE              |  |                 |   |
| PREVIOUS YEAR MKT VALUE   |  | 271,390         |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B952173    | SWIM POOL   | 10,900 | 08/01/1995 |
| 6107       | NEW CONSTR  | 88,385 | 11/08/1989 |

| SALES DATA                  |           |           |     |     |        |
|-----------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2272/0804                   | 4/29/2019 | LE U      | I   | 11  |        |
| GRANTOR: COLLINS A F        |           |           |     |     |        |
| GRANTEE: MCDOWELL CHRISTY & |           |           |     |     |        |
| 0537/0740                   | 2/24/1988 | WD Q      | V   |     | 12,700 |
| GRANTOR: SPRING LAKE EST    |           |           |     |     |        |
| GRANTEE: COLLINS A F        |           |           |     |     |        |