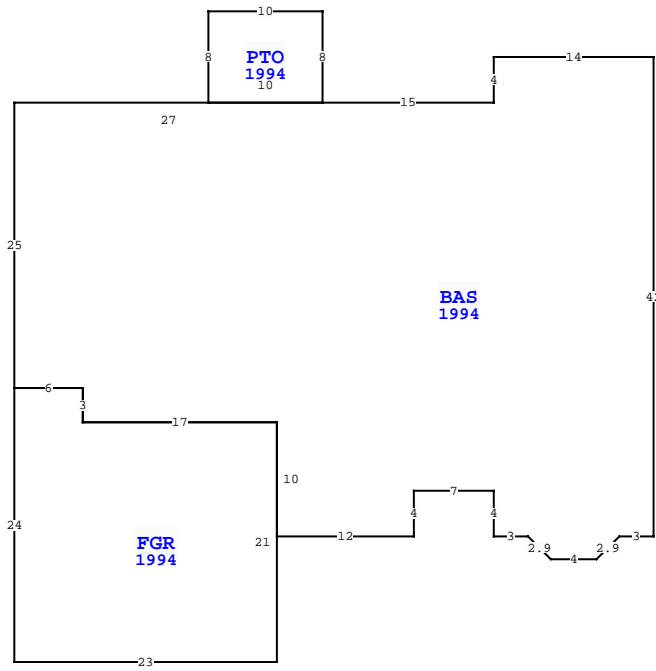




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 20 | FACE BRICK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 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 | 0 | 0 | 100 |
| Units | 0 | 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 |
| BAS | 1,920 | 100 | 1,920 |
| FGR | 501 | 55 | 276 |
| PTO | 80 | 5 | 4 |
| TOTALS | 2,501 | | 2,200 |
| | | | 218,432 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0900 | 01 | 2,200 | 105.8400 | 125.68 | 276,496 | 1994 | 1994 | 0 | 0 | 21.00 | 79.00 | |
| 1 SNGL FAM - 100% - 2003 Heated Area: 1920 HX Base Yr 2003 | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 2 | 6 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 6 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 235,790 |
| TOTAL MARKET OB/XF VALUE | | | 10,367 |
| TOTAL LAND VALUE - MARKET | | | 50,000 |
| TOTAL MARKET VALUE | | | 296,157 |
| SOH/AGL Deduction | | | 139,899 |
| ASSESSED VALUE | | | 156,258 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 106,258 |
| TOTAL JUST VALUE | | | 296,157 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 241,620 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 20005876 | GARAGE | 8,860 | 07/07/2020 |
| 94756 | NEW CONSTR | 78,520 | 02/01/1994 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1091/1329 | 11/01/2002 | WD | Q | I | | 149,900 |
| GRANTOR: EDWARDS KENNETH W & T | | | | | | |
| GRANTEE: MANGOLD BRADLY S & | | | | | | |
| 0746/0750 | 12/14/1995 | WD | Q | I | | 115,000 |
| GRANTOR: DEMPS VALENTINO L | | | | | | |
| GRANTEE: EDWARDS KENNETH W & | | | | | | |

| 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 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1994 | 1994 | 3 | 77 | 2,695 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 2,056.00 | SF | 4.00 | 4.00 | 100 | 1994 | 1994 | 3 | 70 | 5,757 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 11 | 176.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 475 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 240.00 | SF | 30.00 | 30.00 | 100 | 1996 | 1996 | 3 | 20 | 1,440 | |
| TOTALS | | | | | | | | | | | | | 10,367 | | | |

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | SFR | 100 | | RS-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

BLOCK 6 LOT 10
IN OR 1091/1329
SPRING LAKE EST #2 PB 5/185

MANGOLD BRADLY S & AMANDA E
55286 DEER RUN ROAD
CALLAHAN, FL 32011

2023

46-2N-25-197B-0006-0100

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|----------------------|
| ELEMENT | CD | | |
| Exterior Wall | 25 | MOD METAL 100 | |
| Roof Structur | 10 | STEEL FRME 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 07 | NONE 100 | |
| Interior Floor | 03 | CONC FINSH 100 | |
| Air Condition | 01 | NONE 100 | |
| Heating Type | 01 | NONE 100 | |
| Bedrooms | | 0 100 | |
| Bathrooms | | 0 100 | |
| Frame | 05 | STEEL 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Occupancy | 00 | NONE 100 | |
| Quality | 06 | Quality Level 06 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8010.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | SUBAREA MARKET VALUE |
| BAS | 800 | 100 | 17,358 |
| TOTALS | 800 | 800 | 17,358 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------|-----------|-------------|----------------|----------------|------------------|-----|------|-----------------|------|--------|----------------------------|--|----------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | 2 GARAGE RES - 100% - 2003 | | | | | | | | | | | | | |
| | | | | | | Heated Area: 800 | | | HX Base Yr 2003 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | | PAGE 2 of 2 | 6 |
|---------------------------|-------------|-----|--------|-------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | | | STANDARD | |
| Tax Group: 6 | | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | | 235,790 | |
| TOTAL MARKET OB/XF VALUE | | | | 10,367 | |
| TOTAL LAND VALUE - MARKET | | | | 50,000 | |
| TOTAL MARKET VALUE | | | | 296,157 | |
| SOH/AGL Deduction | | | | 139,899 | |
| ASSESSED VALUE | | | | 156,258 | |
| TOTAL EXEMPTION VALUE | | | | 50,000 | |
| BASE TAXABLE VALUE | | | | 106,258 | |
| TOTAL JUST VALUE | | | | 296,157 | |
| NCON VALUE | | | | 0 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 241,620 | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1091/1329 | 11/01/2002 | WD | Q | I | | 149,900 |
| GRANTOR: EDWARDS KENNETH W & T | | | | | | |
| GRANTEE: MANGOLD BRADLY S & | | | | | | |
| 0746/0750 | 12/14/1995 | WD | Q | I | | 115,000 |
| GRANTOR: DEMPS VALENTINO L | | | | | | |
| GRANTEE: EDWARDS KENNETH W & | | | | | | |

| 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 | | | | | | | | | | | | |
| 55286 DEER RUN RD, CALLAHAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | |
|----------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W40 S20 E40 N20\$. | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |