



| BUILDING CHARACTERISTICS                                                                                                                                                                                  |                  |                |                           |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |          |             |         | NASSAU COUNTY PROPERTY |                   |            |                             |      |         |      |     |    |        |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|---------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|------------------------|-------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| ELEMENT                                                                                                                                                                                                   | CD               | CONSTRUCTION   | TYPE                      | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1            |                   |            |                             |      |         |      |     |    |        |  |
| Exterior Wall                                                                                                                                                                                             | 15               | CONC BLOCK 100 | 2501                      | 04                   | 2,850              | 68.6400     | 60.57          | 172,624        | 1948        | 1948           | 0         | 0        | 0           | 50.00   | 50.00                  | VALUATION SUMMARY |            |                             |      |         |      |     |    |        |  |
| Roof Structur                                                                                                                                                                                             | 09               | RIDGE FRME 100 | 1 SERV SHOP - 0% - 0      |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 2316 |            |                             |      |         |      |     |    |        |  |
| Roof Cover                                                                                                                                                                                                | 02               | ROLL COMP 100  |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        | HX Base Yr        |            |                             |      |         |      |     |    |        |  |
| Interior Wall                                                                                                                                                                                             | 01               | MINIMUM 100    |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                                                                                             | 03               | CONC FINSH 100 |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Ceiling                                                                                                                                                                                                   | 04               | NONE 100       |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Air Condition                                                                                                                                                                                             | 01               | NONE 100       |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Heating Type                                                                                                                                                                                              | 01               | NONE 100       |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Fixtures                                                                                                                                                                                                  | 4                | 100            |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Frame                                                                                                                                                                                                     | 03               | MASONRY 100    |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Story Height                                                                                                                                                                                              | 12               | 100            |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| RMS                                                                                                                                                                                                       | 1                | 100            |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Stories                                                                                                                                                                                                   | 1.               | 1. 100         |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Units                                                                                                                                                                                                     | 0                | 100            |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Occupancy                                                                                                                                                                                                 | 00               | NONE 100       |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Quality                                                                                                                                                                                                   |                  |                | 03                        | Quality Level 03     |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| DOR CODE                                                                                                                                                                                                  |                  |                | 2500REPAIR SERVICE        |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| MAP NUM                                                                                                                                                                                                   |                  |                | MKT AREA                  |                      |                    |             |                |                |             |                |           |          |             |         | 08                     |                   |            |                             |      |         |      |     |    |        |  |
| NEIGHBORHOOD/LOC                                                                                                                                                                                          |                  |                | 8002.00                   |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| AREA TYPE                                                                                                                                                                                                 | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA              | SUBAREA MARKET VALUE |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| AOF                                                                                                                                                                                                       | 108              | 100            | 108                       | 3,271                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| AOF                                                                                                                                                                                                       | 583              | 100            | 583                       | 17,656               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| BAS                                                                                                                                                                                                       | 1,625            | 100            | 1,625                     | 49,213               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FST                                                                                                                                                                                                       | 132              | 50             | 66                        | 1,999                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| UST                                                                                                                                                                                                       | 1,170            | 40             | 468                       | 14,174               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| TOTALS                                                                                                                                                                                                    |                  |                | 3,618                     | 2,850                | 86,312             |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| EXTRA FEATURES                                                                                                                                                                                            |                  |                | 542785 US HWY 1, CALLAHAN |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| BLD DATE                                                                                                                                                                                                  | 09/22/2020       |                | KK                        | LGL DATE             | 09/22/2020         |             | KK             |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| XF DATE                                                                                                                                                                                                   | 09/22/2020       |                | KK                        | LAND DATE            | 09/22/2020         |             | KK             |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| INC DATE                                                                                                                                                                                                  |                  |                |                           | AG DATE              |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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                                                                                                                                                                                                         | 0810             | CONCRETE A     | 0                         | 0                    | 0                  | 0           | 418.00         | SF             | 6.50        | 6.50           | 100       | 1960     | 1960        | 3       | 20                     | 543               |            |                             |      |         |      |     |    |        |  |
| 2                                                                                                                                                                                                         | 0812             | CONCRETE C     | 0                         | 0                    | 0                  | 0           | 3,630.00       | SF             | 4.00        | 4.00           | 100       | 1999     | 1999        | 3       | 79                     | 11,471            |            |                             |      |         |      |     |    |        |  |
| 3                                                                                                                                                                                                         | 0351             | CARPORT MT     | 0                         | 0                    | 20                 | 18          | 360.00         | SF             | 10.00       | 10.00          | 100       | 2011     | 2011        | 3       | 55                     | 1,980             |            |                             |      |         |      |     |    |        |  |
| 4                                                                                                                                                                                                         | 0940             | SHEDS/PORT     | 0                         | 0                    | 10                 | 10          | 100.00         | SF             | 30.00       | 30.00          | 100       | 1960     | 1960        | 3       | 20                     | 600               |            |                             |      |         |      |     |    |        |  |
| 5                                                                                                                                                                                                         | 0978             | SECURTY LT     | 0                         | 0                    | 0                  | 0           | 1.00           | UT             | 450.00      | 450.00         | 100       | 1990     | 1990        | 3       | 29                     | 131               |            |                             |      |         |      |     |    |        |  |
| 6                                                                                                                                                                                                         | 6001             | ROLLUP DR      | 0                         | 0                    | 0                  | 0           | 2.00           | UT             | 400.00      | 400.00         | 100       | 1990     | 1990        | 3       | 20                     | 160               |            |                             |      |         |      |     |    |        |  |
| BUILDING DIMENSIONS                                                                                                                                                                                       |                  |                |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FST=[YR=1993] W12 UST=[YR=1993] N34 W26 S12 BAS=[YR=1993] W35 S30 W10 S12 E10 S1 E35 AOF=[YR=2004] E5 S9 E19 S1 E14 N20 W26 AOF=[YR=1999] W12 S9 E12 N9\$ S9 W12 S1\$ N43\$ S33 E26 N11\$ S11 E12 N11\$ . |                  |                |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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                                                                                                                                                                                                         | 002500           | C              | SRVC SHOPS                | 0                    |                    | CI          | 165.00         | 185.00         | 29,973.00   | SF             |           | 1.00     | 1.00        | 1.00    | 3.00                   | 3.00              | 89,919     |                             |      |         |      |     |    |        |  |
| REVIEW DATE 09/22/2020 BY KK Total Acres: 0.00 Total Land Value: 89,919 Market: 0 Agricultural: 0 Common: 89,919 PRINTED 08/02/2023 BY SYS                                                                |                  |                |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |