



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 80   |
| Exterior Wall            | 16 | WD FR STUC 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 90      |
| Interior Floor           | 11 | CLAY TILE 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          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 07 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 7003.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,497            | 100         | 1,497        | 155,051              |
| FGR       | 431              | 55          | 237          | 24,547               |
| FOP       | 16               | 30          | 5            | 517                  |
| FOP       | 143              | 30          | 43           | 4,454                |
| TOTALS    | 2,087            |             | 1,782        | 184,569              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |
| 1              | 0811       | CONCRETE B  |
| 2              | 0500       | FP-PRE FAB  |

| 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   | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 853.00 | SF | 5.20     | 5.20           | 100       | 2007    | 2007        | 3 | 89     | 3,948           |       |
| 2   | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2007    | 2007        | 3 | 92     | 3,220           |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 7,168    |     |      |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 40,000.00  | 40,000.00      |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 04/17/2017 | BY | KBX |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                                                         | 01  | 1,782     | 123.5300    | 111.49         | 198,675        | 2007 | 2007 | 0    | 0    | 7.10 | 92.90  |
| 1 SINGLE FAM - 100% - 2023 Heated Area: 1497 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |      |        |
|                                                              |     |           |             |                |                |      |      |      |      |      |        |

|                              |                     |    |           |
|------------------------------|---------------------|----|-----------|
| 45326 INGLEHAM CIR, CALLAHAN | BLD DATE 10/17/2007 | DJ | LGL DATE  |
|                              | XF DATE             |    | LAND DATE |
|                              | INC DATE            |    | AG DATE   |

| TOTAL OB/XF 7,168 |          |     |                      |     |      |          |       |       |             |           |     |
|-------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N               | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                 | 000100   | C   | SFR                  | 100 | 0006 | PUD      | 0.00  | 0.00  | 1.00        | LT        |     |

| TOTAL OB/XF 7,168 |          |     |                      |     |      |          |       |       |             |           |     |
|-------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N               | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                 | 000100   | C   | SFR                  | 100 | 0006 | PUD      | 0.00  | 0.00  | 1.00        | LT        |     |

|                   |                          |           |                 |
|-------------------|--------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 40,000 | Market: 0 | Agricultural: 0 |
|-------------------|--------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 1      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 1              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 184,569     |        |
| TOTAL MARKET OB/XF VALUE  |  | 7,168       |        |
| TOTAL LAND VALUE - MARKET |  | 40,000      |        |
| TOTAL MARKET VALUE        |  | 231,737     |        |
| SOH/AGL Deduction         |  | 0           |        |
| ASSESSED VALUE            |  | 231,737     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 181,737     |        |
| TOTAL JUST VALUE          |  | 231,737     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 196,870     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 3095       | NEW CONSTR  | 98,586 | 07/19/2007 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2546/0438                      | 3/07/2022 | WD Q      | I   | I   | 01     |
| GRANTOR: ALTMAN THOMAS & BRAND |           |           |     |     |        |
| GRANTEE: BROWN ALAN & RACHEL   |           |           |     |     |        |
| 1981/1591                      | 5/22/2015 | SW Q      | I   | I   | 02     |
| GRANTOR: FANNIE MAE            |           |           |     |     |        |
| GRANTEE: ALTMAN THOMAS & BRA   |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W22 FOP=[YR=2007] N11 W13 S11 E13\$ W20 S26      |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2007] S22 E19 N4 FOP=[YR=2007] E4 N4 W4 S4\$ N19 W13   |  |  |  |  |  |  |  |  |  |  |  |
| S1 W6\$ E6 N1 E13 S15 E4 S4 E6 S1 E8 N1 E5 N25 E2 N6 W2 N13\$. |  |  |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----------------------------|------|---------|------|-----|----|--------|
|                             |      |         |      |     |    |        |