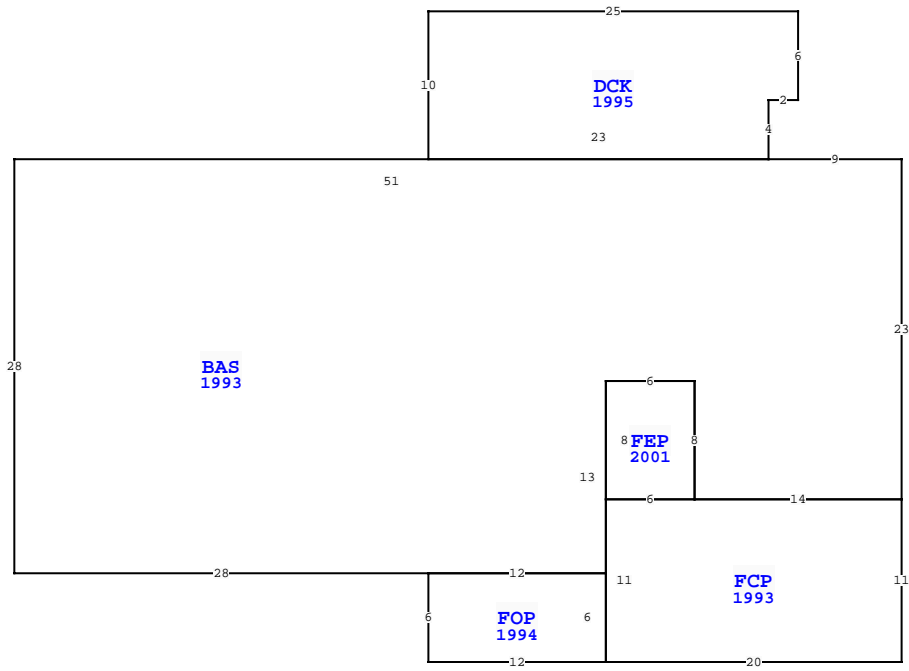


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 80 |
| Interior Wall | 04 | PLYWOOD | 20 |
| Interior Floor | 14 | CARPET | 60 |
| Interior Floor | 11 | CLAY TILE | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2.5 | 100 |
| Frame | 03 | MASONRY | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 01 | Quality Level | 01 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8024.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,532 | 100 | 1,532 |
| DCK | 242 | 10 | 24 |
| FCP | 220 | 25 | 55 |
| FEP | 48 | 80 | 38 |
| FOP | 72 | 30 | 22 |
| TOTALS | 2,114 | | 1,671 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0900 | 01 | 1,671 | 95.5800 | 119.48 | 199,651 | 1950 | 2005 | 0 | 0 | 9.00 | 91.00 | |
| 1 SNGL FAM - 100% - 2019 Heated Area: 1532 HX Base Yr 2019 | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 2 | 6 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 6 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 198,121 |
| TOTAL MARKET OB/XF VALUE | | | 5,719 |
| TOTAL LAND VALUE - MARKET | | | 45,500 |
| TOTAL MARKET VALUE | | | 249,340 |
| SOH/AGL Deduction | | | 79,986 |
| ASSESSED VALUE | | | 169,354 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 119,354 |
| TOTAL JUST VALUE | | | 249,340 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 241,307 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 21016034 | GARAGE | 19,400 | 11/17/2021 |
| 17002569 | REPAIR/RRF | 7,500 | 04/01/2017 |
| E951880 | CHNGE SRVC | 0 | 06/01/1995 |
| R95351 | REPAIR/RRF | 2,400 | 06/01/1995 |
| M951129 | H/AC | 0 | 05/01/1995 |
| B951845 | HOUSEMVING | 0 | 04/01/1995 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2168/1455 | 1/05/2018 | SW | Q | I | 01 | 159,900 |
| GRANTOR: RIVER CITY HOLDINGS L | | | | | | |
| GRANTEE: MIDDLEBROOKS JAMES | | | | | | |
| 2114/1628 | 4/14/2017 | SW | U | I | 37 | 56,000 |
| GRANTOR: FADER ENTERPRISES LLC | | | | | | |
| GRANTEE: RIVER CITY HOLDINGS | | | | | | |

| 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 | 1995 | 1995 | 3 | 77 | 2,695 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 1,050.00 | SF | 4.00 | 4.00 | 100 | 1996 | 1996 | 3 | 72 | 3,024 | |
| TOTALS | | | | | | | | | | | | | 5,719 | | | |

| 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 |
| 1 | 000115 | C | SFR ACRES | 100 | 0006 | OR | 0.00 | 0.00 | 1.30 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 45,500 | | | | | | | |

| BUILDING CHARACTERISTICS | | |
|--------------------------|------------------|------------------|
| ELEMENT | CD | CONSTRUCTION |
| 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 | | 8024.00 |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 750 | 100 |
| TOTALS | 750 | 750 |
| | | 16,439 |

| 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% - 2019 | | | Heated Area: 750 | | | HX Base Yr 2019 | | | | | | |
| | | | | | | | | | | | | |
| TOTALS 750 750 16,439 | | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 2 of 2 |
| VALUATION BY | | STANDARD | |
| Tax Group: 6 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 198,121 | |
| TOTAL MARKET OB/XF VALUE | | 5,719 | |
| TOTAL LAND VALUE - MARKET | | 45,500 | |
| TOTAL MARKET VALUE | | 249,340 | |
| SOH/AGL Deduction | | 79,986 | |
| ASSESSED VALUE | | 169,354 | |
| TOTAL EXEMPTION VALUE | | 50,000 | |
| BASE TAXABLE VALUE | | 119,354 | |
| TOTAL JUST VALUE | | 249,340 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 241,307 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 6649 | NEW CONSTR | 2,500 | 05/07/1990 |
| 4157 | NEW CONSTR | 49,935 | 06/09/1987 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2168/1455 | 1/05/2018 | SW Q | Q | I | 01 | 159,900 |
| GRANTOR: RIVER CITY HOLDINGS L | | | | | | |
| GRANTEE: MIDDLEBROOKS JAMES | | | | | | |
| 2114/1628 | 4/14/2017 | SW U | U | I | 37 | 56,000 |
| GRANTOR: FADER ENTERPRISES LLC | | | | | | |
| GRANTEE: RIVER CITY HOLDINGS | | | | | | |

| 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 |
| 54549 CRAVEY RD, CALLAHAN | | | | | | | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | | | | | | |
| LAND DATE | | | | | | | | | | | | | | | | |
| AG DATE | | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS |
|----------------------------------|
| BAS=[YR=2022] W30 S25 E30 N25\$. |

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