

| 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 | | N/A | 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 | 8124.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,040 | 100 | 1,040 |
| | | | SUBAREA MARKET VALUE |
| | | | 21,480 |
| TOTALS | 1,040 | | 1,040 |
| | | | 21,480 |

| 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: 1040 | | | | HX Base Yr 2019 | | | | | | |
| | | | | | | | | | | | | | | |
| 51310 BLOOMINGTON WAY, CALLAHAN | | | | | | | | | | | | | | |
| BLD DATE | | | LGL DATE | | | XF DATE | | | LAND DATE | | | INC DATE | | |

| NASSAU COUNTY PROPERTY | | PAGE 2 of 2 | 6 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 6 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 266,310 |
| TOTAL MARKET OB/XF VALUE | | | 13,409 |
| TOTAL LAND VALUE - MARKET | | | 60,000 |
| TOTAL MARKET VALUE | | | 339,719 |
| SOH/AGL Deduction | | | 104,993 |
| ASSESSED VALUE | | | 234,726 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 184,726 |
| TOTAL JUST VALUE | | | 339,719 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 329,654 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2596/0818 | 10/12/2022 | WD | U | I | 11 | 100 |
| GRANTOR: HESTER TALMADGE & MEL | | | | | | |
| GRANTEE: HESTER FAMILY REVOC | | | | | | |
| 2596/0816 | 10/12/2022 | WD | U | I | 11 | 100 |
| GRANTOR: HESTER TALMADGE | | | | | | |
| GRANTEE: HESTER TALMADGE & M | | | | | | |

| BUILDING NOTES |
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| |

| BUILDING DIMENSIONS |
|----------------------------------|
| BAS=[YR=2018] W26 S40 E26 N40\$. |

| 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 |
|---------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| | | | | | | | | | | | | | | | | |
| TOTAL OB/XF 0 | | | | | | | | | | | | | | | | |

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