



| 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 | VALUATION SUMMARY   |    |        |  |  |  |  |  |  |  |
|   |                  |              |                      |                      |        |          |       |                |             |                      |             |           |             |                 |                |                |            |                             |      |                                  |        | VALUATION BY STANDARD<br>Tax Group: 6 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 2,808<br>TOTAL LAND VALUE - MARKET 80,480<br>TOTAL MARKET VALUE 83,288<br>SOH/AGL Deduction 22,909<br>ASSESSED VALUE 60,379<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 60,379<br>TOTAL JUST VALUE 83,288<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 83,522 |    |        |  |  |  |  |  |  |  |
| DOR CODE 0001 VAC W/XFOB  |                  |              |                      |                      |        |          |       |                |             | MAP NUM MKT AREA 08  |             |           |             |                 |                |                |            |                             |      | NEIGHBORHOOD/LOC 8001.00         |        |   |    |        |  |  |  |  |  |  |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE |        |          |       |                |             |                      |             |           |             |                 |                |                |            |                             |      |                                  |        |   |    |        |  |  |  |  |  |  |  |
| TOTALS  |                  |              |                      |                      |        |          |       |                |             | ELLIOTT RD, CALLAHAN |             |           |             |                 |                |                |            |                             |      | BLD DATE LGL DATE 05/22/2023 MLU |        |   |    |        |  |  |  |  |  |  |  |
| EXTRA FEATURES  |                  |              |                      |                      |        |          |       |                |             |                      |             |           |             |                 |                |                |            |                             |      | 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   | 0681             | POLE SHED    | 0 0                  | 30 13                | 390.00 | SF       | 15.00 | 15.00          | 100         | 2007                 | 2007        | 3         | 48          | 2,808           |                |                |            |                             |      |                                  |        |   |    |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION  |                  |              |                      |                      |        |          |       |                |             | TOTAL OB/XF 2,808    |             |           |             |                 |                |                |            |                             |      |                                  |        |   |    |        |  |  |  |  |  |  |  |
| 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   | 000001           | C            | V RS W/XFOB          | 0                    |        | OR       | 0.00  | 0.00           | 5.03        | AC                   |             | 1.00      | 1.00        | 1.00            | 16,000.00      | 16,000.00      | 80,480     |                             |      |                                  |        |   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 05/21/2021 BY TWA Total Acres: 5.03 Total Land Value: 80,480 Market: 0 Agricultural: 0 Common: 80,480 PRINTED 08/06/2024 BY SYS |                  |              |                      |                      |        |          |       |                |             |                      |             |           |             |                 |                |                |            |                             |      |                                  |        |   |    |        |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2621/1558                      | 2/24/2023 | LE U      | V   |     | 11     | 100        |
| GRANTOR: NELSON CHARLES GILBER |           |           |     |     |        |            |
| GRANTEE: FAIRCLOTH CARRIE      |           |           |     |     |        |            |
| 2621/1556                      | 2/24/2023 | QC U      | V   |     | 11     | 100        |
| GRANTOR: NELSON CHARLES GILBER |           |           |     |     |        |            |
| GRANTEE: NELSON GILBERT & SU   |           |           |     |     |        |            |

| BUILDING NOTES |
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|                |

| BUILDING DIMENSIONS |
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