



| BUILDING CHARACTERISTICS      |                  |              |                      |                      |                    |             |                |                |                | MARKET ADJUSTMENTS     |         |             |        |         |                             |                |                     |                             |      | NASSAU COUNTY PROPERTY |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|-------------------------------|------------------|--------------|----------------------|----------------------|--------------------|-------------|----------------|----------------|----------------|------------------------|---------|-------------|--------|---------|-----------------------------|----------------|---------------------|-----------------------------|------|------------------------|------|----------|----|--------|-----------|--|--|--|--|-----------------|--|--|--|--|-----------|--|--|--|--|---------------------------|--|--|--|--|
| BUILDING CHARACTERISTICS      |                  |              |                      |                      | MARKET ADJUSTMENTS |             |                |                |                | NASSAU COUNTY PROPERTY |         |             |        |         | VALUATION SUMMARY           |                |                     |                             |      | PAGE 1 of 1            |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| ELEMENT                       | CD               | CONSTRUCTION | TYPE                 | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB                    | ECON    | FNCT        | NORM   | % COND  | VALUATION BY                | Tax Group: 4   | Tax Dist:           | STANDARD                    |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | BUILDING MARKET VALUE       |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | TOTAL MARKET OB/XF VALUE    |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | TOTAL LAND VALUE - MARKET   |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | TOTAL MARKET VALUE          |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | SOH/AGL Deduction           |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | ASSESSED VALUE              |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | TOTAL EXEMPTION VALUE       |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | BASE TAXABLE VALUE          |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | TOTAL JUST VALUE            |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | NCON VALUE                  |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | INCOME VALUE                |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | PREVIOUS YEAR MKT VALUE     |                |                     | 0                           |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| DOR CODE                      |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | H. HEADER RECORD            |                |                     |                             |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| MAP NUM                       |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | MKT AREA                    |                |                     |                             |      | 01                     |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| NEIGHBORHOOD/LOC              |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | 8006.00                     |                |                     |                             |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| AREA TYPE                     | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE |                    |             |                |                |                |                        |         |             |        |         |                             |                |                     |                             |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| TOTALS                        |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | 44122 RED BIRD LN, CALLAHAN |                |                     |                             |      | BLD DATE               |      | LGL DATE |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| EXTRA FEATURES                |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | XF DATE                     |                | LAND DATE           |                             |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | 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          | BUILDING NOTES      |                             |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         |                             |                | BUILDING DIMENSIONS |                             |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | TOTAL OB/XF                 |                |                     |                             |      | 0                      |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| 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 |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         |                             |                |                     |                             |      |                        |      |          |    |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| REVIEW DATE 02/01/2024 BY KBA |                  |              |                      |                      |                    |             |                |                |                |                        |         |             |        |         | Total Acres: 0.00           |                |                     |                             |      | Total Land Value: 0    |      |          |    |        | Market: 0 |  |  |  |  | Agricultural: 0 |  |  |  |  | Common: 0 |  |  |  |  | PRINTED 08/06/2024 BY SYS |  |  |  |  |