



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 08 | SHT VINYL 30   |
| 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       |

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|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8017.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,582            | 100         | 1,582        | 181,199              |
| FGR       | 488              | 55          | 268          | 30,696               |
| FOP       | 50               | 30          | 15           | 1,718                |
| USP       | 240              | 30          | 72           | 8,247                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,360 |  | 1,937 | 221,859 |
|--------|-------|--|-------|---------|

| 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 |
| 1              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 2,326.00 | SF | 4.00  | 4.00           | 100       | 2003    | 2003        | 3 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   |

| MARKET ADJUSTMENTS                                                                                                                                                                                    |     |           |             |                |                |      |      |      |      |   |       |        |  |          |  |          |  |         |  |           |  |          |  |         |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|----------|--|----------|--|---------|--|-----------|--|----------|--|---------|--|
| TYPE                                                                                                                                                                                                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |          |  |          |  |         |  |           |  |          |  |         |  |
| 0900                                                                                                                                                                                                  | 01  | 1,937     | 107.8000    | 134.75         | 261,011        | 2003 | 2003 | 0    | 0    | 0 | 15.00 | 85.00  |  |          |  |          |  |         |  |           |  |          |  |         |  |
| 1 SNGL FAM - 100% - 2004                                                                                                                                                                              |     |           |             |                |                |      |      |      |      |   |       |        |  |          |  |          |  |         |  |           |  |          |  |         |  |
| Heated Area: 1582                                                                                                                                                                                     |     |           |             |                |                |      |      |      |      |   |       |        |  |          |  |          |  |         |  |           |  |          |  |         |  |
| HX Base Yr 2004                                                                                                                                                                                       |     |           |             |                |                |      |      |      |      |   |       |        |  |          |  |          |  |         |  |           |  |          |  |         |  |
|                                                                                                                                                                                                       |     |           |             |                |                |      |      |      |      |   |       |        |  |          |  |          |  |         |  |           |  |          |  |         |  |
| 44956 GREEN MEADOWS LN, CALLAHAN                                                                                                                                                                      |     |           |             |                |                |      |      |      |      |   |       |        |  |          |  |          |  |         |  |           |  |          |  |         |  |
| <table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table> |     |           |             |                |                |      |      |      |      |   |       |        |  | BLD DATE |  | LGL DATE |  | XF DATE |  | LAND DATE |  | INC DATE |  | AG DATE |  |
| BLD DATE                                                                                                                                                                                              |     | LGL DATE  |             |                |                |      |      |      |      |   |       |        |  |          |  |          |  |         |  |           |  |          |  |         |  |
| XF DATE                                                                                                                                                                                               |     | LAND DATE |             |                |                |      |      |      |      |   |       |        |  |          |  |          |  |         |  |           |  |          |  |         |  |
| INC DATE                                                                                                                                                                                              |     | AG DATE   |             |                |                |      |      |      |      |   |       |        |  |          |  |          |  |         |  |           |  |          |  |         |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 6              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 221,859   |             |
| TOTAL MARKET OB/XF VALUE  |  | 7,722     |             |
| TOTAL LAND VALUE - MARKET |  | 60,000    |             |
| TOTAL MARKET VALUE        |  | 289,581   |             |
| SOH/AGL Deduction         |  | 142,325   |             |
| ASSESSED VALUE            |  | 147,256   |             |
| TOTAL EXEMPTION VALUE     |  | HX HB     | 50,000      |
| BASE TAXABLE VALUE        |  | 97,256    |             |
| TOTAL JUST VALUE          |  | 289,581   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 280,436   |             |

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| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B11491     | NEW CONSTR  | 116,829 | 07/01/2003 |
| R5310      | REPAIR/RRF  | 1,850   | 07/01/2003 |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2721/432                       | 6/13/2024 | LE        | U   | I   | 11     | 100        |
| GRANTOR: COLLINS ALBERT F SR & |           |           |     |     |        |            |
| GRANTEE: COLLINS ALBERT F JR   |           |           |     |     |        |            |
| 1157/1169                      | 7/29/2003 | WD        | Q   | V   |        | 34,000     |
| GRANTOR: GREENE KENNETH L & DA |           |           |     |     |        |            |
| GRANTEE: COLLINS ALBERT F SR   |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W13 USP=[YR=2003] N12 W20 S12 E20\$ W35 S31<br>FGR=[YR=2003] S24 E22 N20 W10 N4 W12\$ E12 S4 E14<br>FOP=[YR=2003] E10 N6 W4 S1 W2 S1 W4 S4\$ N4 E4 N1 E2 N1 E4 S6<br>E12 N35\$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   |