

**BALDWIN SETH A/COMBS ALEXIS K**  
54311 HERON ROAD  
CALLAHAN, FL 32011

**10-1N-25-2880-0001-0110**

| BUILDING CHARACTERISTICS |                  |             |                  |                      |   |       |    |       |                |           |         |             | MARKET ADJUSTMENTS                                                        |        |                 |             |                |                |      |      |      |      | NASSAU COUNTY PROPERTY |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|------------------|----------------------|---|-------|----|-------|----------------|-----------|---------|-------------|---------------------------------------------------------------------------|--------|-----------------|-------------|----------------|----------------|------|------|------|------|------------------------|------|--------|--------------|--------------|--|-----------|--|----------|-----------|-----------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |                      |   |       |    |       |                |           |         |             | VALUATION SUMMARY                                                         |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 30          | VINYL 100        |                      |   |       |    |       |                |           |         |             | TYPE                                                                      | MDL    | EFF. AREA       | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |                        | NORM | % COND | VALUATION BY |              |  |           |  | STANDARD |           |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100    |                      |   |       |    |       |                |           |         |             | 0800                                                                      | 02     | 1,820           | 127.6000    | 95.70          | 174,174        | 2020 | 2020 |      | 0    | 0                      | 0    | 3.00   | 97.00        | Tax Group: 6 |  |           |  |          | Tax Dist: |                 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100   |                      |   |       |    |       |                |           |         |             | 2 M/H 94+ - 100% - 2022                                                   |        |                 |             |                |                |      |      |      |      | Heated Area: 1820      |      |        |              |              |  |           |  |          |           | HX Base Yr 2022 |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100      |                      |   |       |    |       |                |           |         |             | <div><div>26</div><div>70</div><div>26</div><div>BAS<br/>2020</div></div> |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 13          | LVT/LAMNT 100    |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100      |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100   |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 4           | 100              |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100            |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100   |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 0           | 0 100            |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100            |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 04          | Quality Level 04 |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0200        | MOBILE HOME      |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA         |                      |   |       |    | 08    |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 8025.00     |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA     | SUBAREA MARKET VALUE |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,820            | 100         | 1,820            | 168,949              |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 1,820       |                  | 1,820                |   |       |    |       | 168,949        |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                  |                      |   |       |    |       |                |           |         |             | 54311 HERON RD, CALLAHAN                                                  |        |                 |             |                |                |      |      |      |      | BLD DATE               |      |        |              |              |  | LGL DATE  |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      | 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       |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        |                 |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |   |       |    |       |                |           |         |             |                                                                           |        | </              |             |                |                |      |      |      |      |                        |      |        |              |              |  |           |  |          |           |                 |  |  |  |  |  |  |  |  |  |