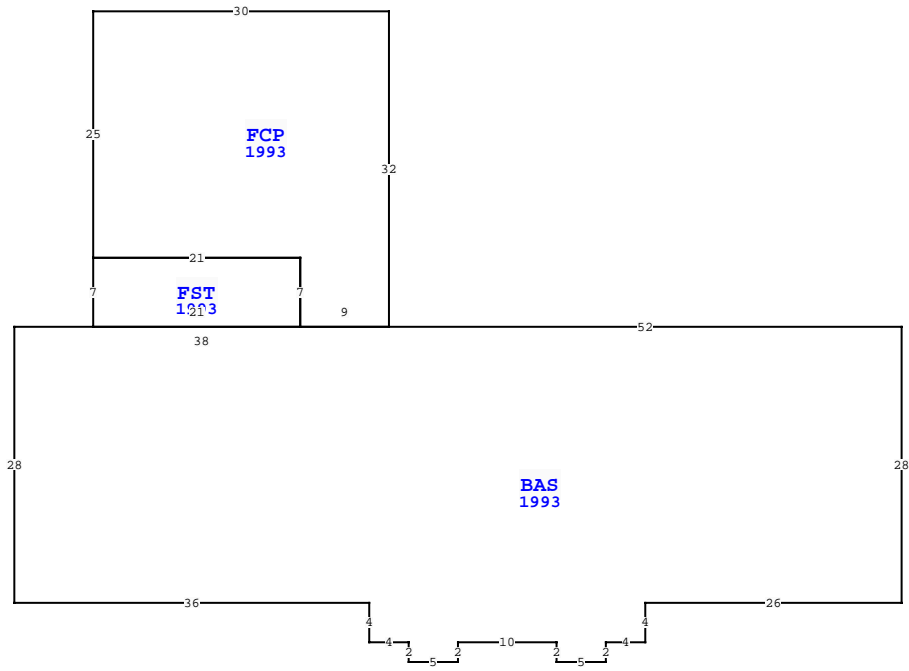


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 70 |
| Interior Floor | 14 | CARPET | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 04 | Quality Level | 04 |
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8005.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 2,652 | 100 | 2,652 |
| FCP | 813 | 25 | 203 |
| FST | 147 | 55 | 81 |
| TOTALS | 3,612 | | 2,936 |
| | | | 366,059 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,936 | 130.3827 | 162.98 | 478,509 | 1978 | 1995 | 0 | 0 | 23.50 | 76.50 |
| 1 SNGL FAM - 100% - 2024 Heated Area: 2652 HX Base Yr 2024 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 2 |
| VALUATION BY | | | STANDARD |
| Tax Group: 6 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 391,615 |
| TOTAL MARKET OB/XF VALUE | | | 124,976 |
| TOTAL LAND VALUE - MARKET | | | 138,550 |
| TOTAL MARKET VALUE | | | 567,527 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 567,527 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 517,527 |
| TOTAL JUST VALUE | | | 655,141 |
| NCON VALUE | | | 12,000 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 595,426 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| R2306484 | ROOF | | 05/18/2023 |
| B24359 | ADDITION | 24,356 | 02/01/2011 |

| SALES DATA | | | | | | |
|---------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2634/106 | 4/27/2023 | WD Q | Q | I | 05 | 700,000 |
| GRANTOR: STOCKDALE TRACY A & A | | | | | | |
| GRANTEE: REINOLDS ROSALIND H | | | | | | |
| 1271/1678 | 11/05/2004 | WD Q | Q | I | | 350,000 |
| GRANTOR: AUCHTER GEROG E D & PA | | | | | | |
| GRANTEE: STOCKDALE TRACY A & | | | | | | |

| 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 | % COND | OB/XF MKT VALUE | NOTES |
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1978 | 1978 | 3 | 42 | 1,470 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 18 | 216.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 1,296 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 1,157.00 | SF | 4.00 | 4.00 | 100 | 1978 | 1978 | 3 | 29 | 1,342 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 5,685.00 | SF | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 66 | 15,008 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 24 | 240.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 720 | |
| 6 | 0510 | GARAGE WD- | 0 | 100 | 26 | 624.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 4,368 | |
| 7 | 0350 | CARPORT WD | 0 | 100 | 24 | 240.00 | SF | 13.00 | 13.00 | 100 | 1980 | 1980 | 3 | 20 | 624 | |
| 8 | 0530 | STBL WD | 0 | 100 | 26 | 858.00 | SF | 37.50 | 37.50 | 100 | 1992 | 1992 | 3 | 20 | 6,435 | |
| 9 | 0530 | STBL WD | 0 | 100 | 43 | 1,118.00 | SF | 37.50 | 37.50 | 100 | 1995 | 1995 | 3 | 23 | 9,643 | |
| 10 | 0530 | STBL WD | 0 | 100 | 40 | 560.00 | SF | 37.50 | 37.50 | 100 | 1995 | 1995 | 3 | 23 | 4,830 | |

| | | | |
|----------|--|-----------|---------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/17/2024 DC |
| INC DATE | | AG DATE | 04/17/2024 DC |

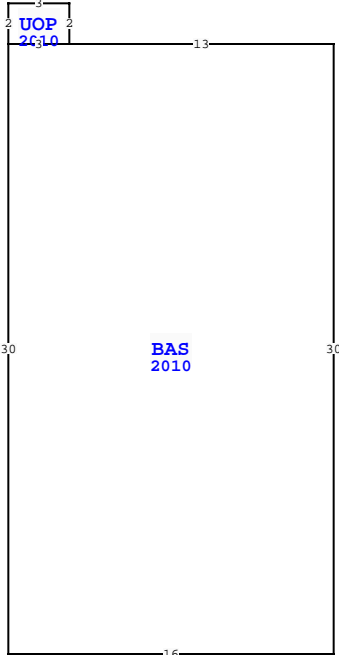
| BUILDING NOTES | | | | | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|
| 44096 WOODLAND CIR, CALLAHAN | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W52 FCP=[YR=1993] N32 W30 S25 FST=[YR=1993] S7 E21 N7 W21 \$ E21 S7 E9\$ W38 S28 E36 S4 E4 S2E5 N2 E10 S2 E5 N2 E4 N4 E26 N28 \$. | | | | | | | | | |

| 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 |
| 1 | 005000 | C | RURAL HOME | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |
| 2 | 006005 | A | PAST/GRAZE | 0 | | OR | | | 2.53 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 936 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | | | | 2.53 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 88,550 | | | | | | | |

| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 05 AVERAGE 100 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 08 SHT VINYL 100 |
| Air Condition | 02 WINDOW 100 |
| Heating Type | 03 FORCED AIR 100 |
| Bedrooms | 1 100 |
| Bathrooms | 1 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1. 1. 100 |
| Units | 0 100 |
| Occupancy | 00 NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|------------------|-----|-----|------|------|-----------------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 2 | ACCESORY U | - 100% | - 2024 | | Heated Area: 480 | | | | | HX Base Yr 2024 | | | |



| | | | | |
|------------------|---------------------|-------------|--------------|----------------------|
| Quality | 03 Quality Level 03 | | | |
| DOR CODE | 5000 IMPROVED AG | | | |
| MAP NUM | MKT AREA 08 | | | |
| NEIGHBORHOOD/LOC | 8005.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 480 | 100 | 480 | 25,502 |
| UOP | 6 | 20 | 1 | 53 |
| TOTALS | 486 | | 481 | 25,556 |

| 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 | % COND | OB/XF MKT VALUE | NOTES |
| 11 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | | | 4.00 | 100 | 1995 | 1995 | 3 | 70 | 3,581 | |
| 12 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | | | 17.50 | 100 | 2011 | 2011 | 3 | 50 | 15,461 | |
| 13 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | | | 85.00 | 100 | 2011 | 2011 | 3 | 64 | 39,494 | |
| 14 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | | 7.00 | 100 | 2011 | 2011 | 3 | 92 | 6,704 | |
| 15 | 0525 | GAZEBO | 0 | 100 | 0 | 0 | | | 5,000.00 | 100 | 2005 | 2005 | 3 | 40 | 2,000 | |
| 16 | 0936 | SEPTC TANK | 0 | 100 | 0 | 0 | | | 6,000.00 | 100 | 2024 | 2023 | | 100 | 6,000 | |
| 17 | 0937 | WELL | 0 | 100 | 0 | 0 | | | 6,000.00 | 100 | 2024 | 2023 | | 100 | 6,000 | |

| | | | | | | | | | | | | | | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|----|
| 44096 WOODLAND CIR, CALLAHAN | | | | | | | | | | | | | | BLD DATE | | LGL DATE | | |
| | | | | | | | | | | | | | | XF DATE | | LAND DATE | 04/17/2024 | DC |
| | | | | | | | | | | | | | | INC DATE | | AG DATE | 04/17/2024 | DC |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 2 of 2 |
| VALUATION BY | | | STANDARD |
| Tax Group: 6 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 391,615 |
| TOTAL MARKET OB/XF VALUE | | | 124,976 |
| TOTAL LAND VALUE - MARKET | | | 138,550 |
| TOTAL MARKET VALUE | | | 567,527 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 567,527 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 517,527 |
| TOTAL JUST VALUE | | | 655,141 |
| NCON VALUE | | | 12,000 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 595,426 |

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

| SALES DATA | | | | | | |
|---------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2634/106 | 4/27/2023 | WD Q | Q | I | 05 | 700,000 |
| GRANTOR: STOCKDALE TRACY A & A | | | | | | |
| GRANTEE: REINOLDS ROSALIND H | | | | | | |
| 1271/1678 | 11/05/2004 | WD Q | Q | I | | 350,000 |
| GRANTOR: AUCHTER GEROG E D & PA | | | | | | |
| GRANTEE: STOCKDALE TRACY A & | | | | | | |

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2010] W13 UOP=[YR=2010] N2 W3 S2 E3\$ W3 S30 E16 N30\$. | |

| 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 |
| 79,240 | | | | | | | | | | | | | | | | | | | | | | | | |