



| 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  | PAGE 1 of 1            |                                    |            |                             |      |         |      |     |    |        |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 100      | 0100                            | 01                   | 2,650                     | 107.4000    | 102.03         | 270,380        | 1984        | 1989           | 0         | 0        | 0           | 15.75   | 84.25                  | VALUATION BY STANDARD              |            |                             |      |         |      |     |    |        |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100    | 1 SINGLE FAM - 100% - 0         |                      |                           |             |                |                |             |                |           |          |             |         |                        | Heated Area: 1829 HX Base Yr       |            |                             |      |         |      |     |    |        |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100   |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        | Tax Group: 6 Tax Dist:             |            |                             |      |         |      |     |    |        |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 90       |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        | BUILDING MARKET VALUE 227,795      |            |                             |      |         |      |     |    |        |  |
| Interior Wall                                                                                                                                 | 06               | CUST PANEL 10    |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        | TOTAL MARKET OB/XF VALUE 29,464    |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 90        |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        | TOTAL LAND VALUE - MARKET 130,520  |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                                 | 15               | HARDTILE 10      |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        | TOTAL MARKET VALUE 387,779         |            |                             |      |         |      |     |    |        |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        | SOH/AGL Deduction 199,426          |            |                             |      |         |      |     |    |        |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        | ASSESSED VALUE 188,353             |            |                             |      |         |      |     |    |        |  |
| Bedrooms                                                                                                                                      | 3                | 100              |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        | TOTAL EXEMPTION VALUE HX HB 50,000 |            |                             |      |         |      |     |    |        |  |
| Bathrooms                                                                                                                                     | 2                | 100              |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        | BASE TAXABLE VALUE 138,353         |            |                             |      |         |      |     |    |        |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100   |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        | TOTAL JUST VALUE 387,779           |            |                             |      |         |      |     |    |        |  |
| Stories                                                                                                                                       | 1.               | 1. 100           | NCON VALUE 0                    |                      |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| Units                                                                                                                                         | 0                | 100              | INCOME VALUE                    |                      |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| BUD8 Adjustme                                                                                                                                 | 06               | DIST 1D 100      | PREVIOUS YEAR MKT VALUE 377,423 |                      |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| Occupancy                                                                                                                                     | 00               | NONE 100         |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| Quality                                                                                                                                       | 03               | Quality Level 03 |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| DOR CODE                                                                                                                                      | 0100             | SINGLE FAMILY    |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| MAP NUM                                                                                                                                       |                  | MKT AREA         | 08                              |                      |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 8026.00          |                  |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                    | SUBAREA MARKET VALUE |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| BAS                                                                                                                                           | 1,829            | 100              | 1,829                           | 157,221              |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| FEP                                                                                                                                           | 336              | 80               | 269                             | 23,123               |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| FGR                                                                                                                                           | 775              | 55               | 426                             | 36,619               |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| FSP                                                                                                                                           | 300              | 40               | 120                             | 10,316               |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| PTO                                                                                                                                           | 120              | 5                | 6                               | 516                  |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| TOTALS                                                                                                                                        | 3,360            |                  | 2,650                           | 227,795              |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                                 |                      | 45442 PETREE RD, CALLAHAN |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| 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                         | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 1984     | 1984        | 3       | 56                     | 1,960                              |            |                             |      |         |      |     |    |        |  |
| 2                                                                                                                                             | 0812             | CONCRETE C       | 0                               | 100                  | 0                         | 0           | 1,200.00       | SF             | 4.00        | 4.00           | 100       | 1988     | 1988        | 3       | 54.5                   | 2,616                              |            |                             |      |         |      |     |    |        |  |
| 3                                                                                                                                             | 0300             | BOAT DCK W       | 0                               | 100                  | 18                        | 10          | 180.00         | SF             | 40.00       | 40.00          | 100       | 1984     | 1984        | 3       | 20                     | 1,440                              |            |                             |      |         |      |     |    |        |  |
| 4                                                                                                                                             | 0350             | CARPORT WD       | 0                               | 100                  | 21                        | 17          | 357.00         | SF             | 8.58        | 8.58           | 100       | 1984     | 1984        | 3       | 20                     | 613                                |            |                             |      |         |      |     |    |        |  |
| 5                                                                                                                                             | 0940             | SHEDS/PORT       | 0                               | 100                  | 10                        | 17          | 170.00         | SF             | 20.10       | 20.10          | 100       | 1984     | 1984        | 3       | 20                     | 683                                |            |                             |      |         |      |     |    |        |  |
| 6                                                                                                                                             | 0351             | CARPORT MT       | 0                               | 100                  | 0                         | 0           | 2,700.00       | SF             | 10.00       | 10.00          | 100       | 1995     | 1995        | 3       | 20                     | 5,400                              |            |                             |      |         |      |     |    |        |  |
| 7                                                                                                                                             | 0510             | GARAGE WD-       | 0                               | 100                  | 25                        | 32          | 800.00         | SF             | 24.85       | 24.85          | 100       | 1995     | 1995        | 3       | 23                     | 4,572                              |            |                             |      |         |      |     |    |        |  |
| 8                                                                                                                                             | 0937             | WELL             | 0                               | 0                    | 0                         | 0           | 1.00           | UT             | 6,000.00    | 6,000.00       | 100       | 1995     | 1995        | 3       | 100                    | 6,000                              |            |                             |      |         |      |     |    |        |  |
| 9                                                                                                                                             | 0936             | SEPTC TANK       | 0                               | 0                    | 0                         | 0           | 1.00           | UT             | 6,000.00    | 6,000.00       | 100       | 1995     | 1995        | 3       | 100                    | 6,000                              |            |                             |      |         |      |     |    |        |  |
| 10                                                                                                                                            | 1242             | WD DECK A        | 0                               | 0                    | 9                         | 10          | 90.00          | SF             | 10.00       | 10.00          | 100       | 1990     | 1990        | 3       | 20                     | 180                                |            |                             |      |         |      |     |    |        |  |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                                 |                      | TOTAL OB/XF 29,464        |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |
| 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                                                                                                                                             | 000115           | C                | SFR ACRES                       | 100                  | 0007                      | OR          | 0.00           | 0.00           | 1.00        | AC             |           | 1.00     | 1.00        | 1.00    | 35,000.00              | 35,000.00                          | 35,000     |                             |      |         |      |     |    |        |  |
| 2                                                                                                                                             | 000115           | C                | SFR ACRES                       | 100                  | 0007                      | OR          | 0.00           | 0.00           | 5.97        | AC             |           | 1.00     | 1.00        | 1.00    | 16,000.00              | 16,000.00                          | 95,520     |                             |      |         |      |     |    |        |  |
| REVIEW DATE 05/12/2022 BY KBA Total Acres: 6.97 Total Land Value: 130,520 Market: 0 Agricultural: 0 Common: 130,520 PRINTED 08/06/2024 BY SYS |                  |                  |                                 |                      |                           |             |                |                |             |                |           |          |             |         |                        |                                    |            |                             |      |         |      |     |    |        |  |