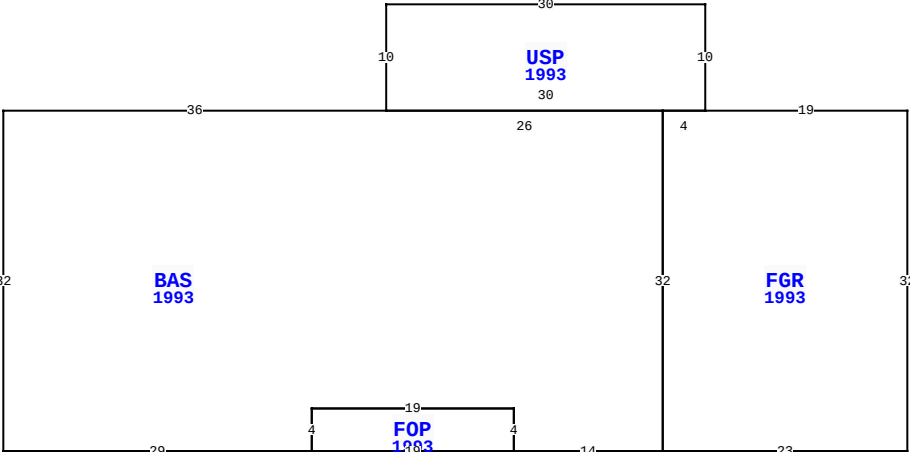


LOWE WILLIE L JR REV LVG TRUST/KENNETH C LOWE TRUS
45151 EAST HOLLY TRAIL
CALLAHAN, FL 32011

25-2N-24-226B-0059-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND	VALUATION BY		STANDARD																							
Exterior Wall		20	FACE BRICK 100		0900	01	2,426	97.5492	121.94	295,826	1983	1993	0	0	0	22.50	77.50	Tax Group: 6		Tax Dist:																							
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 50% - 2016													Heated Area: 1908													HX Base Yr 2016												
Roof Cover		05	COMP SHNGL 100															229,265																									
Interior Wall		05	DRYWALL 90															14,333																									
Interior Wall		04	PLYWOOD 10															44,400																									
Interior Floo		14	CARPET 80															287,998																									
Interior Floo		11	CLAY TILE 20															108,563																									
Air Condition		03	CENTRAL 100		179,435													ASSESSED VALUE		179,435																							
Heating Type		04	AIR DUCTED 100		25,000													TOTAL EXEMPTION VALUE		HA HAB																							
Bedrooms			3 100		154,435													BASE TAXABLE VALUE		154,435																							
Bathrooms			2 100		287,998													TOTAL JUST VALUE		287,998																							
Frame		02	WOOD FRAME 100		0													NCON VALUE		0																							
Stories		1.	1. 100		INCOME VALUE																																						
Units			0 100		PREVIOUS YEAR MKT VALUE													279,492																									
BUD8 Adjustme		06	DIST 1D 100																																								
Occupancy		00	NONE 100																																								
Quality		01	Quality Level 01																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA		08																																						
NEIGHBORHOOD/LOC		8001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,908	100	1,908	180,313																																							
FGR	736	55	405	38,274																																							
FOP	76	30	23	2,174																																							
USP	300	30	90	8,506																																							
TOTALS		3,020	2,426	229,265	45151 EAST HOLLY TRL, CALLAHAN													06/13/2023 MLU																									
EXTRA FEATURES					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																												
1	0812	CONCRETE C	0 50	0 0	3,524.00	SF	4.00	4.00	100	1983	1983	3	41	5,779																													
2	0511	GARAGE CB-	0 50	24 18	432.00	SF	40.00	40.00	100	1986	1986	3	49.5	8,554																													