

**BALCOM JOHN L/E/  
45002 FIRE SIDE TRL  
CALLAHAN, FL 32011**

**28-2N-25-3060-0016-0000**

[illegible]

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# 2024



| 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          | VALUATION SUMMARY |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
| Exterior Wall            |            | 25               | MOD METAL 100    |             | 6500                                                                               | 01           | 1,280     | 71.7600              | 25.12          | 32,154                        | 2016           | 2016      | 0       | 0           | 0       | 7.00   | 93.00           | VALUATION BY      |  | STANDARD                  |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
| Roof Structur            |            | 10               | STEEL FRME 100   |             | 5 GARAGE RES - 100% - 2016                                                         |              |           |                      |                |                               |                |           |         |             |         |        |                 | Heated Area: 1280 |  |                           |  |  | HX Base Yr 2016 |           |                 |            |  | Tax Group: 6 |  |  |  |  | Tax Dist: |  |  |  |  |
| Roof Cover               |            | 03               | COMP SHNGL 100   |             | <div><div>32</div><div>40</div><div>40</div><div>32</div><div>BAS 2016</div></div> |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | BUILDING MARKET VALUE     |  |  |                 |           | 158,024         |            |  |              |  |  |  |  |           |  |  |  |  |
| Interior Wall            |            | 01               | MINIMUM 100      |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | TOTAL MARKET OB/XF VALUE  |  |  |                 |           | 726             |            |  |              |  |  |  |  |           |  |  |  |  |
| Interior Floo            |            | 03               | CONC FINSH 100   |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | TOTAL LAND VALUE - MARKET |  |  |                 |           | 112,320         |            |  |              |  |  |  |  |           |  |  |  |  |
| Air Condition            |            | 01               | NONE 100         |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | TOTAL MARKET VALUE        |  |  |                 |           | 271,070         |            |  |              |  |  |  |  |           |  |  |  |  |
| Heating Type             |            | 01               | NONE 100         |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | SOH/AGL Deduction         |  |  |                 |           | 125,621         |            |  |              |  |  |  |  |           |  |  |  |  |
| Bedrooms                 |            | 01               | 0 100            |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | ASSESSED VALUE            |  |  |                 |           | 145,449         |            |  |              |  |  |  |  |           |  |  |  |  |
| Bathrooms                |            | 01               | 0 100            |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | TOTAL EXEMPTION VALUE     |  |  |                 |           | HX HB WR 55,000 |            |  |              |  |  |  |  |           |  |  |  |  |
| Frame                    |            | 02               | WOOD FRAME 100   |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | BASE TAXABLE VALUE        |  |  |                 |           | 90,449          |            |  |              |  |  |  |  |           |  |  |  |  |
| Stories                  |            | 1.               | 1. 100           |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | TOTAL JUST VALUE          |  |  |                 |           | 271,070         |            |  |              |  |  |  |  |           |  |  |  |  |
| Units                    |            | 00               | 0 100            |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | NCON VALUE                |  |  |                 |           | 11,395          |            |  |              |  |  |  |  |           |  |  |  |  |
| Occupancy                |            | 00               | NONE 100         |             | INCOME VALUE                                                                       |              |           |                      |                | PREVIOUS YEAR MKT VALUE       |                |           |         |             | 254,548 |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
| Quality                  |            | 06               | Quality Level 06 |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
| DOR CODE                 |            | 0200             | MOBILE HOME      |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
| MAP NUM                  |            |                  | MKT AREA         |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | 08                        |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
| NEIGHBORHOOD/LOC         |            | 8026.00          |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
| AREA TYPE                |            | TOTAL GROSS AREA |                  | PCT OF BASE |                                                                                    | TOT ADJ AREA |           | SUBAREA MARKET VALUE |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
| BAS                      |            | 1,280            |                  | 100         |                                                                                    | 1,280        |           | 29,903               |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
| TOTALS                   |            | 1,280            |                  |             |                                                                                    | 1,280        |           | 29,903               |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
| EXTRA FEATURES           |            |                  |                  |             |                                                                                    |              |           |                      |                | 45002 FIRE SIDE TRL, CALLAHAN |                |           |         |             |         |        |                 |                   |  | BLD DATE                  |  |  |                 | LGL DATE  |                 | 05/19/2023 |  | MLU          |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  | 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             |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |
|                          |            |                  |                  |             |                                                                                    |              |           |                      |                |                               |                |           |         |             |         |        |                 |                   |  |                           |  |  |                 |           |                 |            |  |              |  |  |  |  |           |  |  |  |  |