



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 25 MOD METAL 100  |
| Roof Structur            | 10 STEEL FRME 100 |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 01 MINIMUM 100    |
| Interior Floo            | 03 CONC FINSH 100 |
| Ceiling                  | 04 NONE 100       |
| Air Condition            | 01 NONE 100       |
| Heating Type             | 01 NONE 100       |
| Plumbing                 | 6 100             |
| Frame                    | 05 STEEL 100      |
| Common Wall              | 28 100            |
| Story Height             | 16 100            |
| RMS                      | 6 100             |
| Stories                  | 1. 1. 100         |
| Class                    | 00 . 100          |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

Quality 03 Quality Level 03

DOR CODE 1200 STORE/OFFICE/RESID

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 1290.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| AOF       | 500              | 185         | 925          | 11,303               |
| AOF       | 1,576            | 185         | 2,916        | 35,630               |
| AOF       | 177              | 185         | 327          | 3,995                |
| BAS       | 2,424            | 100         | 2,424        | 29,619               |
| CAN       | 72               | 30          | 22           | 269                  |
| CAN       | 96               | 30          | 29           | 354                  |

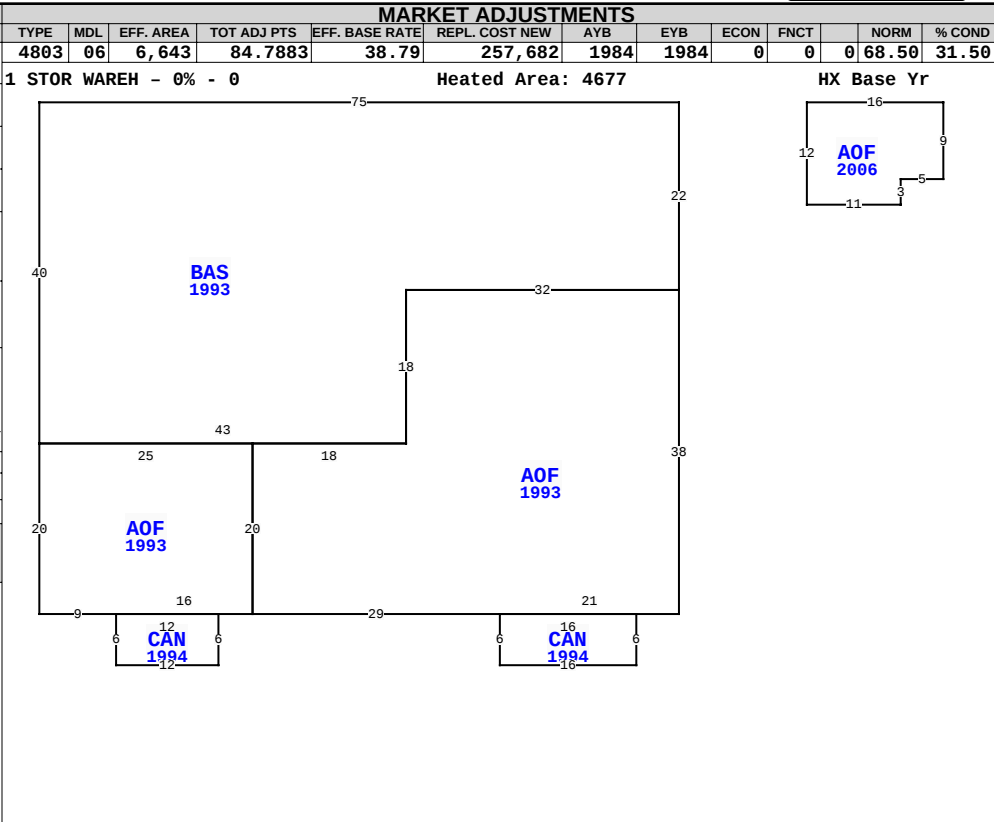
TOTALS 4,845 6,643 81,170

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   | 0812       | CONCRETE C  | 0       | 0 | 0  | 0     |    | 6,246.00 | SF 4.00        | 100       | 1980    | 1980        | 3 | 32.5   | 8,120           |       |
| 2   | 0430       | CL FNC 6B   | 0       | 0 | 0  | 0     |    | 308.00   | LF 9.70        | 100       | 1989    | 1989        | 3 | 26     | 777             |       |
| 3   | 0464       | FNC GT 10'  | 0       | 0 | 0  | 0     |    | 2.00     | UT 350.00      | 100       | 2004    | 2004        | 3 | 64     | 448             |       |
| 4   | 0351       | CARPORT MT  | 0       | 0 | 50 | 5     |    | 250.00   | SF 10.00       | 100       | 2000    | 2000        | 3 | 20     | 500             |       |
| 5   | 0510       | GARAGE WD-  | 0       | 0 | 71 | 24    |    | 1,704.00 | SF 25.20       | 100       | 2007    | 2007        | 3 | 48     | 20,612          |       |
| 6   | 6001       | ROLLUP DR   | 0       | 0 | 16 | 0     |    | 1.00     | UT 400.00      | 100       | 2006    | 2006        | 3 | 27     | 108             |       |
| 7   | 0350       | CARPORT WD  | 0       | 0 | 60 | 10    |    | 600.00   | SF 9.36        | 100       | 2007    | 2007        | 3 | 31     | 1,741           |       |
| 8   | 0351       | CARPORT MT  | 0       | 0 | 64 | 11    |    | 704.00   | SF 6.60        | 100       | 2007    | 2007        | 3 | 31     | 1,440           |       |
| 9   | 0972       | ST LGHT UN  | 0       | 0 | 0  | 0     |    | 2.00     | UT 2,530.00    | 100       | 1984    | 1984        | 3 | 22     | 1,113           |       |
| 10  | 0975       | ST LT/ARM   | 0       | 0 | 0  | 0     |    | 2.00     | UT 500.00      | 100       | 1984    | 1984        | 3 | 22     | 220             |       |

LAND DESCRIPTION

| 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   | 001200   | C   | STORE COMB           | 0   | 0004 | CI       | 0.00  | 0.00  | 63,162.00   | SF        |     | 1.00     | 1.00   | 1.00    | 0.55       | 0.55           | 34,739     |                             |      |         |      |     |    |        |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 10/02/2020 | KK | LGL DATE  |  |
| XF DATE  | 10/02/2020 | KK | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |            |             |         |   |    |       |    |          |                |           |         |             |   |        |                 | 35,079 |
|-------------|------------|-------------|---------|---|----|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|--------|
| 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       | 0 | 0  | 0     |    | 6,246.00 | SF 4.00        | 100       | 1980    | 1980        | 3 | 32.5   | 8,120           |        |
| 2           | 0430       | CL FNC 6B   | 0       | 0 | 0  | 0     |    | 308.00   | LF 9.70        | 100       | 1989    | 1989        | 3 | 26     | 777             |        |
| 3           | 0464       | FNC GT 10'  | 0       | 0 | 0  | 0     |    | 2.00     | UT 350.00      | 100       | 2004    | 2004        | 3 | 64     | 448             |        |
| 4           | 0351       | CARPORT MT  | 0       | 0 | 50 | 5     |    | 250.00   | SF 10.00       | 100       | 2000    | 2000        | 3 | 20     | 500             |        |
| 5           | 0510       | GARAGE WD-  | 0       | 0 | 71 | 24    |    | 1,704.00 | SF 25.20       | 100       | 2007    | 2007        | 3 | 48     | 20,612          |        |
| 6           | 6001       | ROLLUP DR   | 0       | 0 | 16 | 0     |    | 1.00     | UT 400.00      | 100       | 2006    | 2006        | 3 | 27     | 108             |        |
| 7           | 0350       | CARPORT WD  | 0       | 0 | 60 | 10    |    | 600.00   | SF 9.36        | 100       | 2007    | 2007        | 3 | 31     | 1,741           |        |
| 8           | 0351       | CARPORT MT  | 0       | 0 | 64 | 11    |    | 704.00   | SF 6.60        | 100       | 2007    | 2007        | 3 | 31     | 1,440           |        |
| 9           | 0972       | ST LGHT UN  | 0       | 0 | 0  | 0     |    | 2.00     | UT 2,530.00    | 100       | 1984    | 1984        | 3 | 22     | 1,113           |        |
| 10          | 0975       | ST LT/ARM   | 0       | 0 | 0  | 0     |    | 2.00     | UT 500.00      | 100       | 1984    | 1984        | 3 | 22     | 220             |        |

LAND DESCRIPTION

| 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   | 001200   | C   | STORE COMB           | 0   | 0004 | CI       | 0.00  | 0.00  | 63,162.00   | SF        |     | 1.00     | 1.00   | 1.00    | 0.55       | 0.55           | 34,739     |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY                                                                                                                                                                                                                 |  |           |  |              |           |        |           |               |  | PAGE 1 of 2 |  | 6 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------|--|--------------|-----------|--------|-----------|---------------|--|-------------|--|---|
| VALUATION SUMMARY                                                                                                                                                                                                                      |  |           |  |              |           |        |           |               |  |             |  |   |
| VALUATION BY                                                                                                                                                                                                                           |  |           |  |              |           |        |           |               |  | STANDARD    |  |   |
| Tax Group: 6                                                                                                                                                                                                                           |  |           |  |              | Tax Dist: |        |           |               |  |             |  |   |
| BUILDING MARKET VALUE                                                                                                                                                                                                                  |  |           |  |              |           |        |           |               |  | 169,978     |  |   |
| TOTAL MARKET OB/XF VALUE                                                                                                                                                                                                               |  |           |  |              |           |        |           |               |  | 36,334      |  |   |
| TOTAL LAND VALUE - MARKET                                                                                                                                                                                                              |  |           |  |              |           |        |           |               |  | 34,739      |  |   |
| TOTAL MARKET VALUE                                                                                                                                                                                                                     |  |           |  |              |           |        |           |               |  | 241,051     |  |   |
| SOH/AGL Deduction                                                                                                                                                                                                                      |  |           |  |              |           |        |           |               |  | 15,820      |  |   |
| ASSESSED VALUE                                                                                                                                                                                                                         |  |           |  |              |           |        |           |               |  | 225,231     |  |   |
| TOTAL EXEMPTION VALUE                                                                                                                                                                                                                  |  |           |  |              |           |        |           |               |  | 0           |  |   |
| BASE TAXABLE VALUE                                                                                                                                                                                                                     |  |           |  |              |           |        |           |               |  | 225,231     |  |   |
| TOTAL JUST VALUE                                                                                                                                                                                                                       |  |           |  |              |           |        |           |               |  | 241,051     |  |   |
| NCON VALUE                                                                                                                                                                                                                             |  |           |  |              |           |        |           |               |  | 0           |  |   |
| INCOME VALUE                                                                                                                                                                                                                           |  |           |  |              |           |        |           |               |  |             |  |   |
| PREVIOUS YEAR MKT VALUE                                                                                                                                                                                                                |  |           |  |              |           |        |           |               |  | 259,629     |  |   |
|                                                                                                                                                                                                                                        |  |           |  |              |           |        |           |               |  |             |  |   |
|                                                                                                                                                                                                                                        |  |           |  |              |           |        |           |               |  |             |  |   |
|                                                                                                                                                                                                                                        |  |           |  |              |           |        |           |               |  |             |  |   |
|                                                                                                                                                                                                                                        |  |           |  |              |           |        |           |               |  |             |  |   |
| PERMIT NUM                                                                                                                                                                                                                             |  |           |  | DESCRIPTION  |           |        |           | AMT           |  | ISSUED      |  |   |
| R11526                                                                                                                                                                                                                                 |  |           |  | REPAIR/RRF   |           |        |           | 5,000         |  | 09/01/2008  |  |   |
| B21860                                                                                                                                                                                                                                 |  |           |  | STORAGE BLDG |           |        |           | 53,568        |  | 09/01/2008  |  |   |
| E21046                                                                                                                                                                                                                                 |  |           |  | ELEC OTHER   |           |        |           | 500           |  | 07/01/2008  |  |   |
| E007064                                                                                                                                                                                                                                |  |           |  | CHNGE SRVC   |           |        |           | 2,500         |  | 06/01/2000  |  |   |
| Z960711                                                                                                                                                                                                                                |  |           |  | OTHER        |           |        |           | 0             |  | 02/01/1997  |  |   |
|                                                                                                                                                                                                                                        |  |           |  |              |           |        |           |               |  |             |  |   |
| SALES DATA                                                                                                                                                                                                                             |  |           |  |              |           |        |           |               |  |             |  |   |
| OFF RECORD<br>Number                                                                                                                                                                                                                   |  | DATE      |  | TYPE<br>INST | Q<br>U    | V<br>I | RSN<br>CD | SALE<br>PRICE |  |             |  |   |
| 1291/1129                                                                                                                                                                                                                              |  | 1/31/2005 |  | QC           | U         | I      | 01        | 100           |  |             |  |   |
| GRANTOR: CARTER JANET LYNN                                                                                                                                                                                                             |  |           |  |              |           |        |           |               |  |             |  |   |
| GRANTEE: CARTER ROBERT TIMOT                                                                                                                                                                                                           |  |           |  |              |           |        |           |               |  |             |  |   |
| 0762/1037                                                                                                                                                                                                                              |  | 6/10/1996 |  | WD           | U         | I      | 07        | 100           |  |             |  |   |
| GRANTOR: CARTER ROBERT T & JAN                                                                                                                                                                                                         |  |           |  |              |           |        |           |               |  |             |  |   |
| GRANTEE: CARTER ROBERT T                                                                                                                                                                                                               |  |           |  |              |           |        |           |               |  |             |  |   |
| BUILDING NOTES                                                                                                                                                                                                                         |  |           |  |              |           |        |           |               |  |             |  |   |
|                                                                                                                                                                                                                                        |  |           |  |              |           |        |           |               |  |             |  |   |
|                                                                                                                                                                                                                                        |  |           |  |              |           |        |           |               |  |             |  |   |
| BUILDING DIMENSIONS                                                                                                                                                                                                                    |  |           |  |              |           |        |           |               |  |             |  |   |
| BAS=[YR=1993] W75 S40 AOF=[YR=1993] S20 E9 CAN=[YR=1994] S6 E12 N6 W12\$ E16 AOF=[YR=1993] E29 CAN=[YR=1994] S6 E16 N6 W16\$ E21 N38 W32 S18 W18 S20\$ N20 W25\$ E43 N18 E32 N22\$ PTR=E15 AOF=[YR=2006] E16 S9 W5 S3 W11 N12\$ W15\$. |  |           |  |              |           |        |           |               |  |             |  |   |

PT OF LOTS 15 & 25  
IN OR 1291/1129  
FLA LAND SYNDICATE SUB 0/42

CARTER ROBERT TIMOTHY/  
37504 POOLE ROAD  
HILLIARD, FL 32046-0781

2024

37-1N-25-2940-0015-0030



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 25 | MOD METAL 100  |
| Roof Structur            | 10 | STEEL FRME 100 |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 01 | MINIMUM 100    |
| Interior Floo            | 03 | CONC FINSH 100 |
| Ceiling                  | 04 | NONE 100       |
| Air Condition            | 01 | NONE 100       |
| Heating Type             | 01 | NONE 100       |
| Plumbing                 |    | 4 100          |
| Frame                    | 05 | STEEL 100      |
| Common Wall              |    | 25 100         |
| Story Height             |    | 10 100         |
| RMS                      |    | 4 100          |
| Stories                  | 1. | 1. 100         |
| Class                    | 00 | . 100          |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

Quality 03 Quality Level 03  
DOR CODE 1200STORE/OFFICE/RESID

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 1290.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| AOF       | 520              | 185         | 962          | 14,770               |
| AOF       | 1,480            | 185         | 2,738        | 42,039               |
| BAS       | 1,000            | 100         | 1,000        | 15,354               |
| BAS       | 940              | 100         | 940          | 14,433               |
| UCP       | 361              | 40          | 144          | 2,211                |

TOTALS 4,301 5,784 88,808

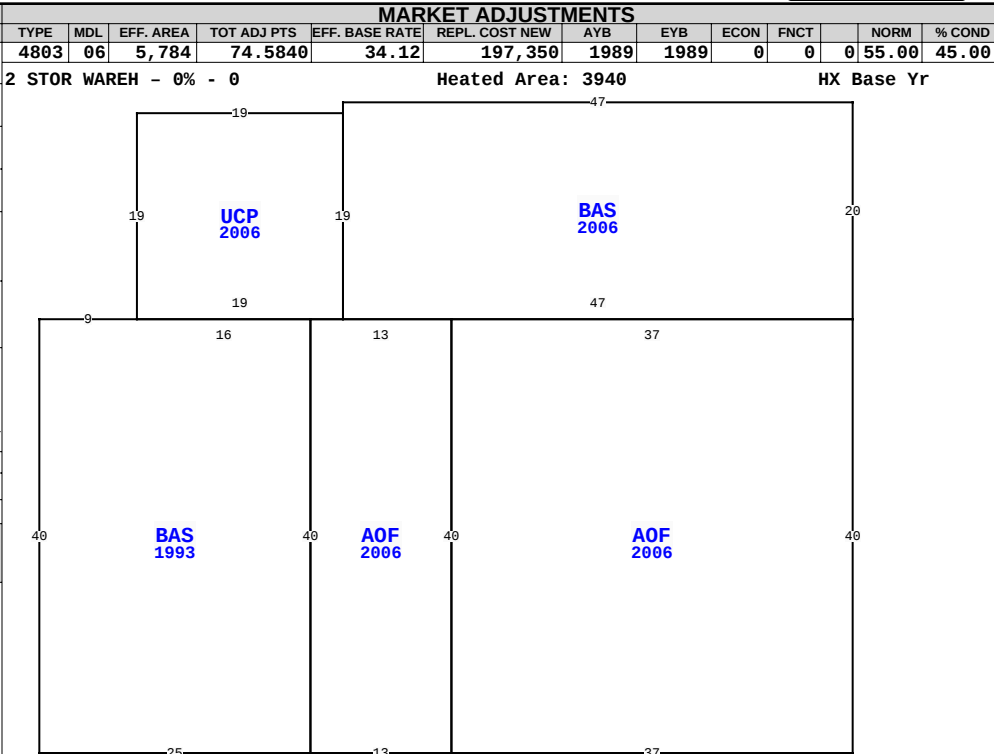
#### EXTRA FEATURES

| 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  | 0978       | SECURTY LT  | 0   | 0   | 0 | 0  | 5.00  | UT | 450.00 | 450.00         | 100       | 1984    | 1984        | 3 | 22     | 495             |       |
| 12  | 6001       | ROLLUP DR   | 0   | 0   | 0 | 16 | 2.00  | UT | 400.00 | 400.00         | 100       | 2008    | 2008        | 3 | 35     | 280             |       |
| 13  | 6001       | ROLLUP DR   | 0   | 0   | 0 | 14 | 2.00  | UT | 400.00 | 400.00         | 100       | 1984    | 1984        | 3 | 20     | 160             |       |
| 14  | 6001       | ROLLUP DR   | 0   | 0   | 0 | 14 | 1.00  | UT | 400.00 | 400.00         | 100       | 1984    | 1984        | 3 | 20     | 80              |       |
| 15  | 6001       | ROLLUP DR   | 0   | 0   | 0 | 10 | 1.00  | UT | 400.00 | 400.00         | 100       | 1984    | 1984        | 3 | 20     | 80              |       |
| 16  | 6001       | ROLLUP DR   | 0   | 0   | 0 | 10 | 2.00  | UT | 400.00 | 400.00         | 100       | 1989    | 1989        | 3 | 20     | 160             |       |

#### LAND DESCRIPTION

| 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 |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|

REVIEW DATE 04/30/2024 BY KBA



540439 US HWY 1, CALLAHAN

|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 10/02/2020 | KK | LGL DATE  |  |
| XF DATE  | 10/02/2020 | KK | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

TOTAL OB/XF 1,255

#### NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 6              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 169,978  |
| TOTAL MARKET OB/XF VALUE  |           | 36,334   |
| TOTAL LAND VALUE - MARKET |           | 34,739   |
| TOTAL MARKET VALUE        |           | 241,051  |
| SOH/AGL Deduction         |           | 15,820   |
| ASSESSED VALUE            |           | 225,231  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 225,231  |
| TOTAL JUST VALUE          |           | 241,051  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 259,629  |

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

#### SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1291/1129         | 1/31/2005 | QC        | U   | I   | 01     | 100        |

GRANTOR: CARTER JANET LYNN

GRANTEE: CARTER ROBERT TIMOT

0762/1037 6/10/1996 WD U I 07 100

GRANTOR: CARTER ROBERT T & JAN

GRANTEE: CARTER ROBERT T

#### BUILDING NOTES

#### BUILDING DIMENSIONS

BAS=[YR=2006] W47 S1 UCP=[YR=2006] W19 S19 BAS=[YR=1993] W9 S40 E25 AOF=[YR=2006] E13 AOF=[YR=2006] E37 N40 W37 S40\$ N40 W13 S40\$ N40 W16\$ E19 N19\$ S19 E47 N20\$.

Total Acres: 0.00 Total Land Value: 34,739 Market: 0 Agricultural: 0 Common: 34,739 PRINTED 08/06/2024 BY SYS