



| BUILDING CHARACTERISTICS |         |                  |
|--------------------------|---------|------------------|
| ELEMENT                  | CD      | CONSTRUCTION     |
| Exterior Wall            | 20      | FACE BRICK 50    |
| Exterior Wall            | 30      | VINYL 50         |
| Roof Structure           | 03      | GABLE/HIP 100    |
| Roof Cover               | 12      | MODULAR MT 100   |
| Interior Wall            | 05      | DRYWALL 100      |
| Interior Floor           | 11      | CLAY TILE 60     |
| Interior Floor           | 13      | LVT/LAMNT 40     |
| Air Condition            | 03      | CENTRAL 100      |
| Heating Type             | 04      | AIR DUCTED 100   |
| Bedrooms                 | 3       | 100              |
| Bathrooms                | 2.5     | 100              |
| Frame                    | 02      | WOOD FRAME 100   |
| Stories                  | 2.      | 2. 100           |
| Units                    | 0       | 100              |
| BUD8 Adjustme            | 06      | DIST 1D 100      |
| 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       | 996              | 100         | 996          | 120,014              |
| FGR       | 900              | 55          | 495          | 59,645               |
| FOP       | 114              | 30          | 34           | 4,097                |
| FUS       | 1,110            | 100         | 1,110        | 133,750              |
| UOP       | 168              | 20          | 34           | 4,097                |
| UST       | 104              | 45          | 47           | 5,663                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,392 | 2,716 | 327,267 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0  | 2,735.00 | SF | 4.00     | 4.00           |       |
| 2              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 3              | 1242       | WD DECK A   | 0   | 0   | 0  | 0  | 358.00   | SF | 10.00    | 10.00          |       |
| 4              | 0510       | GARAGE WD-  | 0   | 0   | 28 | 22 | 616.00   | SF | 35.00    | 35.00          |       |
| 5              | 0751       | UOP         | 0   | 0   | 20 | 10 | 200.00   | SF | 10.00    | 10.00          |       |
| 6              | 0350       | CARPORT WD  | 0   | 0   | 28 | 20 | 560.00   | SF | 13.00    | 13.00          |       |
| 7              | 0940       | SHEDS/PORT  | 0   | 0   | 12 | 16 | 192.00   | SF | 30.00    | 30.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 0   | 0006 | RM       | 160.00 | 287.00 | 1.00        | LT        | 1.00 |

| MARKET ADJUSTMENTS           |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                         | 01  | 2,716     | 112.4160    | 140.52         | 381,652        | 1979 | 2000 | 0    | 0    | 14.25 | 85.75  |
| 1 SNGL FAM - 0% - 2024       |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 2106 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |
|                              |     |           |             |                |                |      |      |      |      |       |        |

|                              |          |           |
|------------------------------|----------|-----------|
| 54472 SHEFFIELD RD, CALLAHAN | BLD DATE | LGL DATE  |
|                              | XF DATE  | LAND DATE |
|                              | INC DATE | AG DATE   |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 6              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 327,267   |  |             |
| TOTAL MARKET OB/XF VALUE  | 17,511    |  |             |
| TOTAL LAND VALUE - MARKET | 45,000    |  |             |
| TOTAL MARKET VALUE        | 389,778   |  |             |
| SOH/AGL Deduction         | 0         |  |             |
| ASSESSED VALUE            | 389,778   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 389,778   |  |             |
| TOTAL JUST VALUE          | 389,778   |  |             |
| NCON VALUE                | 2,590     |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 392,631   |  |             |

GARAGE/ CRPT AND STRG SHED ARE ALL ATTACHED: 10/23  
BLDG:1:1: KB 6/22/22 ADJ EYB DUE TO NEWER ROOF AND

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

| SALES DATA                     |            |           |       |       |            |
|--------------------------------|------------|-----------|-------|-------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD     |
| 2684/647                       | 12/12/2023 | WD        | Q     | I     | 01         |
| GRANTOR: MATSON CHASE & LAUREN |            |           |       |       | SALE PRICE |
| GRANTEE: BOSNEANU BOGDAN       |            |           |       |       |            |
| 2483/0483                      | 7/29/2021  | WD        | Q     | I     | 01         |
| GRANTOR: SNIPES-PURVIS SUSAN M |            |           |       |       | 375,000    |
| GRANTEE: MATSON CHASE & LAUR   |            |           |       |       |            |

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

| BUILDING DIMENSIONS                                        |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FUS=[YR=1993;ORIG=-113,0] E37 S30 W37 N30 \$               |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993;ORIG=-30,0] W10 W17 W10 S30 E18 N6 E19 N24 \$ |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993;ORIG=0,0] W30 S30 E30 N30 \$                  |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[YR=2012;ORIG=-40,0] N12 W14 S12 E14 \$                |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993;ORIG=-49,30] E19 N6 W19 S6 \$                 |  |  |  |  |  |  |  |  |  |  |  |
| UST=[YR=1996;ORIG=-57,0] N12 W6 S4 W4 S8 E10 \$            |  |  |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E15 W15 \$                                  |  |  |  |  |  |  |  |  |  |  |  |
|                                                            |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |      |          |        |        |             |           |      |
|-------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|------|
| 17,511      |          |     |                      |     |      |          |        |        |             |           |      |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1           | 000100   | C   | SFR                  | 0   | 0006 | RM       | 160.00 | 287.00 | 1.00        | LT        | 1.00 |