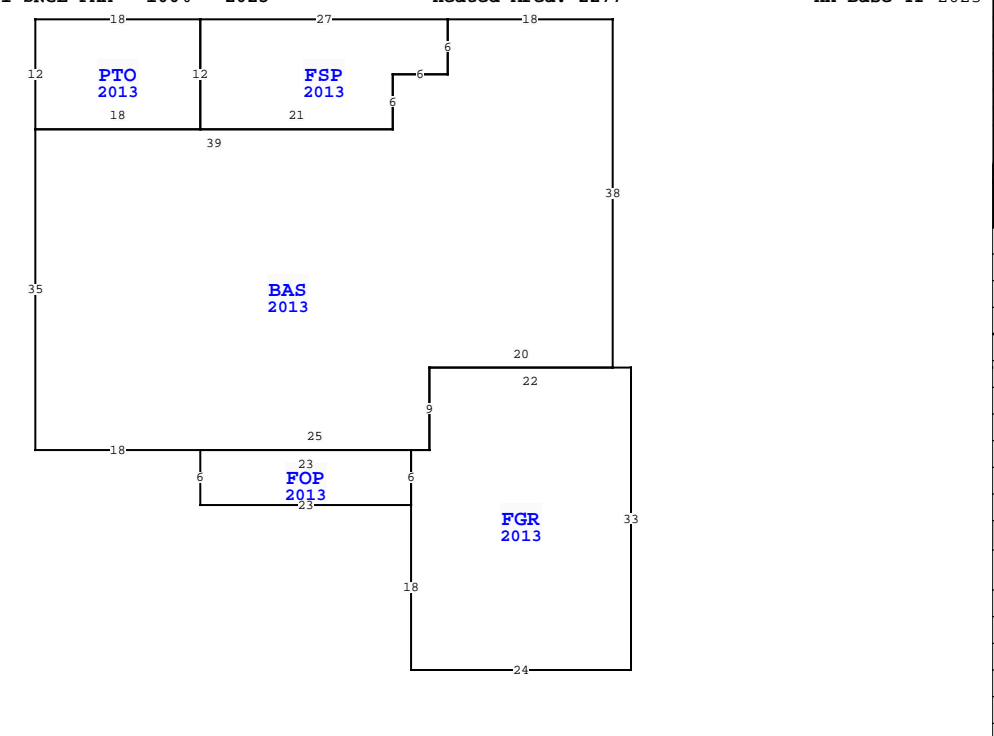


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 20 FACE BRICK 90 |
| Exterior Wall | 10 ABOVE AVG 10 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 11 CLAY TILE 50 |
| Interior Floor | 08 SHT VINYL 30 |
| Interior Floor | 14 CARPET 20 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 4 100 |
| Bathrooms | 2 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1. 1. 100 |
| Units | 0 100 |
| Occupancy | 00 NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0900 | 01 | 2,870 | 112.0245 | 140.03 | 401,886 | 2013 | 2013 | 0 | 0 | 7.20 | 92.80 | | |

| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 | 6 |
|---------------------------|--|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | STANDARD | |
| Tax Group: 6 | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 372,950 | |
| TOTAL MARKET OB/XF VALUE | | | 7,469 | |
| TOTAL LAND VALUE - MARKET | | | 60,000 | |
| TOTAL MARKET VALUE | | | 440,419 | |
| SOH/AGL Deduction | | | 20,604 | |
| ASSESSED VALUE | | | 419,815 | |
| TOTAL EXEMPTION VALUE | | | 50,000 | |
| BASE TAXABLE VALUE | | | 369,815 | |
| TOTAL JUST VALUE | | | 440,419 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 407,587 | |



| | | | | |
|------------------|---------------------|-------------|--------------|----------------------|
| Quality | 04 Quality Level 04 | | | |
| DOR CODE | 0100 SINGLE FAMILY | | | |
| MAP NUM | MKT AREA 08 | | | |
| NEIGHBORHOOD/LOC | 8015.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,277 | 100 | 2,277 | 295,891 |
| FGR | 774 | 55 | 426 | 55,358 |
| FOP | 138 | 30 | 41 | 5,328 |
| FSP | 288 | 40 | 115 | 14,944 |
| PTO | 216 | 5 | 11 | 1,429 |
| TOTALS | 3,693 | | 2,870 | 372,950 |

53407 CLEAR LAKE DR, CALLAHAN

| | |
|----------|-----------|
| BLD DATE | LGL DATE |
| XF DATE | LAND DATE |
| INC DATE | AG DATE |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1327643 | CO ISSUED | 0 | 11/20/2013 |
| B1327643 | NEW CONSTR | 290,319 | 08/01/2013 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2701/370 | 3/04/2024 | WD Q | Q | I | 01 | 525,000 |
| GRANTOR: ANGIER FRANK J | | | | | | |
| GRANTEE: BLAKELY JASON A & E | | | | | | |
| 2550/0242 | 3/18/2022 | WD Q | Q | I | 01 | 500,000 |
| GRANTOR: SMITH ANTHONY D | | | | | | |
| GRANTEE: ANGIER FRANK J | | | | | | |

| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | | 5.20 | 100 | 2013 | 2013 | 3 | 94 | 7,469 | |

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

BUILDING DIMENSIONS
BAS=[YR=2013] W18 FSP=[YR=2013] W27 PTO=[YR=2013] W18 S12 E18 N12\$ S12 E21 N6 E6 N6\$ S6 W6 S6 W39 S35 E18 FOP=[YR=2013] S6 E23 FGR=[YR=2013] S18 E24 N33 W22 S9 W2 S6\$ N6 W23\$ E25 N9 E20 N38\$.

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000100 | C | SFR | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |