



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8010.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,724            | 100         | 1,724        | 202,665              |
| FGR       | 578              | 55          | 318          | 37,382               |
| FOP       | 120              | 30          | 36           | 4,232                |
| FSP       | 112              | 40          | 45           | 5,290                |
| TOTALS    | 2,534            |             | 2,123        | 249,569              |

| 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 |
| 1              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 1,352.00 | SF | 5.20  | 5.20           | 100       | 1998    | 1998        | 3 | 75     |

1 SNGL FAM - 100% - 2022

Heated Area: 1724

HX Base Yr 2022

|                             |  |  |  |  |  |  |  |  |  |          |  |           |  |            |     |
|-----------------------------|--|--|--|--|--|--|--|--|--|----------|--|-----------|--|------------|-----|
| 55542 DEER RUN RD, CALLAHAN |  |  |  |  |  |  |  |  |  | BLD DATE |  | LGL DATE  |  | 04/04/2024 | MLU |
|                             |  |  |  |  |  |  |  |  |  | XF DATE  |  | LAND DATE |  |            |     |
|                             |  |  |  |  |  |  |  |  |  | INC DATE |  | AG DATE   |  |            |     |

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 1 | 6 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 6              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  |           |  | 249,569     |   |
| TOTAL MARKET OB/XF VALUE  |  |           |  | 5,273       |   |
| TOTAL LAND VALUE - MARKET |  |           |  | 55,000      |   |
| TOTAL MARKET VALUE        |  |           |  | 309,842     |   |
| SOH/AGL Deduction         |  |           |  | 68,375      |   |
| ASSESSED VALUE            |  |           |  | 241,467     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB     |  | 50,000      |   |
| BASE TAXABLE VALUE        |  |           |  | 191,467     |   |
| TOTAL JUST VALUE          |  |           |  | 309,842     |   |
| NCON VALUE                |  |           |  | 0           |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |           |  | 294,605     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22006830   | REPAIR/RRF  | 24,000  | 05/02/2022 |
| B974549    | NEW CONSTR  | 101,360 | 12/01/1997 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2392/1847                      | 9/16/2020 | TD        | Q   | I   | 01     | 256,800    |
| GRANTOR: FL LAND TRST NO 55542 |           |           |     |     |        |            |
| GRANTEE: BISHOP NOAH M & ALE   |           |           |     |     |        |            |
| 2349/0744                      | 3/23/2020 | CT        | U   | I   | 18     | 180,400    |
| GRANTOR: CLERK OF COURT        |           |           |     |     |        |            |
| GRANTEE: FLORIDA LAND TRUST    |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W20 FSP=[YR=2009] N8 W14 S8 E14 \$ W32 S32<br>FOP=[YR=1998] S4 E30 FGR=[YR=1998] S25 E22 N24 W12 N5 W10 S4<br>\$ N4 W30 \$ E40 S5 E12 N37 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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 |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |