

| 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 |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   | VALUATION BY           |            | STANDARD |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      | Tax Group: 6             |           | Tax Dist:   |                    |                |         |             |      |          |                 | BUILDING MARKET VALUE     |        | 0                 |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      | TOTAL MARKET OB/XF VALUE |           |             |                    |                |         |             |      |          |                 | TOTAL LAND VALUE - MARKET |        | 104,700           |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      | TOTAL MARKET VALUE       |           |             |                    |                |         |             |      |          |                 | SOH/AGL Deduction         |        | 43,383            |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      | ASSESSED VALUE           |           |             |                    |                |         |             |      |          |                 | TOTAL EXEMPTION VALUE     |        | 0                 |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      | BASE TAXABLE VALUE       |           |             |                    |                |         |             |      |          |                 | NCON VALUE                |        | 0                 |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      | TOTAL JUST VALUE         |           |             |                    |                |         |             |      |          |                 | INCOME VALUE              |        | 87,250            |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      | PREVIOUS YEAR MKT VALUE  |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
| DOR CODE                 |                  | 0000        |              | VACANT       |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
| MAP NUM                  |                  |             |              | MKT AREA     |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        | 08                |                        |            |          |     |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 8001        |              | 00           |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR         | TOT ADJ AREA | SUBAREA MARKET VALUE     |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
| TOTALS                   |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |              |              | OLD BALDWIN RD, CALLAHAN |      |                          |           |             |                    |                |         |             |      | BLD DATE |                 |                           |        | LGL DATE          |                        | 05/09/2025 |          | MLU |  |  |  |  |  |  |
| 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                     |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |
|                          |                  |             |              |              |                          |      |                          |           |             |                    |                |         |             |      |          |                 |                           |        |                   |                        |            |          |     |  |  |  |  |  |  |