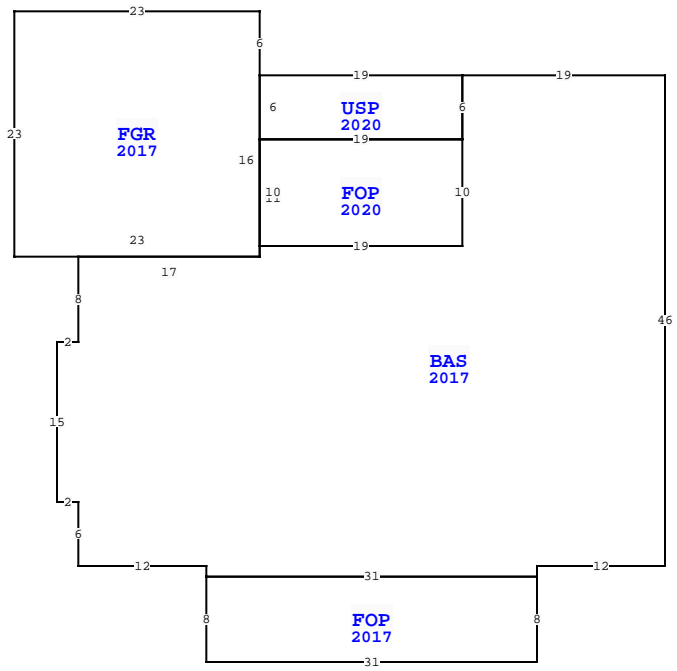


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMMT 100 |
| 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0900 | 01 | 2,644 | 104.6400 | 138.12 | 365,189 | 2017 | 2017 | 0 | 0 | 5.25 | 94.75 | | |
| 1 SNGL FAM - 100% - 2021 Heated Area: 2188 HX Base Yr 2021 | | | | | | | | | | | | | |



| Quality | 03 | Quality Level 03 | | | |
|------------------|------------------|------------------|------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 08 | | | |
| NEIGHBORHOOD/LOC | 8124.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,188 | 100 | 2017 | 2,188 | 286,341 |
| FGR | 529 | 55 | 2017 | 291 | 38,083 |
| FOP | 248 | 30 | 2017 | 74 | 9,684 |
| FOP | 190 | 30 | 2020 | 57 | 7,460 |
| USP | 114 | 30 | 2020 | 34 | 4,449 |
| TOTALS | 3,269 | | | 2,644 | 346,017 |

| 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 | 100 | 0 | 2,638.00 | SF | 4.00 | 4.00 | 100 | 2017 | 2017 | 3 | 96 | 10,130 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2017 | 2017 | 3 | 97 | 1,940 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 1,343.00 | SF | 4.00 | 4.00 | 100 | 2020 | 2020 | 3 | 98 | 5,265 | |

| | | | | | | | | | | | | | |
|--------------------------------|--|--|--|----------|--|--|--|--|-----------|--|--|--|--|
| 53827 HONEYSUCKLE LN, CALLAHAN | | | | | | | | | | | | | |
| | | | | BLD DATE | | | | | LGL DATE | | | | |
| | | | | XF DATE | | | | | LAND DATE | | | | |
| | | | | INC DATE | | | | | AG DATE | | | | |
| TOTAL OB/XF 17,335 | | | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | PAGE 1 of 2 | 6 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | STANDARD | |
| Tax Group: 6 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | 356,266 | |
| TOTAL MARKET OB/XF VALUE | | | 17,335 | |
| TOTAL LAND VALUE - MARKET | | | 60,000 | |
| TOTAL MARKET VALUE | | | 433,601 | |
| SOH/AGL Deduction | | | 163,389 | |
| ASSESSED VALUE | | | 270,212 | |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 | |
| BASE TAXABLE VALUE | | | 219,490 | |
| TOTAL JUST VALUE | | | 433,601 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 417,582 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 17004086 | CARPORT | 22,547 | 07/01/2017 |
| B1704604 | CO ISSUED | 0 | 05/24/2017 |
| B1701701 | NEW CONSTR | 0 | 03/02/2017 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2418/1612 | 12/10/2020 | WD Q | Q | I | 01 | 340,000 |
| GRANTOR: BROWN BERYLE W & ATHA | | | | | | |
| GRANTEE: MORGAN RICHARD A & | | | | | | |
| 2123/1528 | 5/30/2017 | WD Q | Q | I | 01 | 261,900 |
| GRANTOR: KENNETH L GREENE CONT | | | | | | |
| GRANTEE: BROWN BERYLE W & AT | | | | | | |

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

| BUILDING DIMENSIONS |
|---|
| BAS=[YR=2017] W19 USP=[YR=2020] W19 FGR=[YR=2017] N6 W23 S23 E23 N1 FOP=[YR=2020] E19 N10 W19 S10\$ N16\$ S6 E19 N6\$ S6 W19 S11 W17 S8 W2 S15 E2 S6 E12 S1 FOP=[YR=2017] S8 E31 N8 W31\$ E31 N1 E12 N46\$. |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF 17,335 | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | RES | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

