



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 90     |
| Interior Wall            | 06 | CUST PANEL 10  |
| Interior Floo            | 11 | CLAY TILE 70   |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 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 | 8026.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,721            | 100         | 2015 | 2,721        | 448,821              |
| FGR       | 650              | 55          | 2015 | 358          | 59,052               |
| FOP       | 74               | 30          | 2015 | 22           | 3,629                |
| FOP       | 313              | 30          | 2015 | 94           | 15,505               |
| PTO       | 53               | 5           | 2015 | 3            | 494                  |
| TOTALS    | 3,811            |             |      | 3,198        | 527,501              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 1,136.00 | SF | 5.20  | 5.20           |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 23 | 24 | 552.00   | SF | 6.50  | 6.50           |       |
| 3              | 0510       | GARAGE WD-  | 0   | 100 | 40 | 30 | 1,200.00 | SF | 35.00 | 35.00          |       |
| 4              | 0351       | CARPORT MT  | 0   | 100 | 40 | 12 | 480.00   | SF | 10.00 | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | RES                  | 100 |     | OR       | 0.00  | 0.00  | 6.30        | AC        |       |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                                                       | 01  | 3,198     | 108.7440    | 171.82         | 549,480        | 2015 | 2015 | 0    | 0    | 4.00 | 96.00  |
| 1 SFR CUST - 100% - 2016 Heated Area: 2721 HX Base Yr 2016 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 56089 DAVIS RD, CALLAHAN                                   |     |           |             |                |                |      |      |      |      |      |        |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/09/2025 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 44,457      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |             |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |
| Tax Group: 6              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 527,501     |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 44,457      |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 122,850     |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 694,808     |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 359,258     |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 335,550     |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,722      |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 284,828     |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 694,808     |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 650,109     |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1529893   | CO ISSUED   | 0      | 06/25/2015 |
| B1529893   | NEW CONSTR  | 0      | 03/01/2015 |
| B1530088   | NEW CONSTR  | 51,480 | 03/01/2015 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1982/0816                      | 4/14/2015 | WD           | U      | V      | 11        | 100           |  |
| GRANTOR: DAVIS WILLIAM SHEPHER |           |              |        |        |           |               |  |
| GRANTEE: DAVIS WILLIAM SHEPH   |           |              |        |        |           |               |  |
| 1917/0111                      | 3/14/2014 | WD           | Q      | V      | 01        | 52,000        |  |
| GRANTOR: G&H LAND & TIMBER INV |           |              |        |        |           |               |  |
| GRANTEE: DAVIS WILLIAM SHEPH   |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2015] W4 PTO=[YR=2015] N3 U2 L2 W9 FOP=[YR=2015] W23 S5 E1 S9 E22 N14\$ S5 E11\$ W11 S9 W22 N9 W16 S57 E10 FOP=[YR=2015] S6 E11 N4 W2 N4 W6 S2 W3\$ E3 N2 E6 S4 E11 FGR=[YR=2015] S18 E25 N26 W25 S8\$ N8 E25 N13 W2 N38\$. |  |  |  |  |  |  |  |  |  |  |  |