

**BRANDT MICHAEL S & ANGELA M**  
**56107 COULTER HILL LN**  
**CALLAHAN, FL 32011**

# 2025

**03-2N-25-0000-0005-0100**

| 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           |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 05          | AVERAGE 100          |              | 0820                                                                                                                              | 02       | 1,708     | 139.6800    | 111.74         | 190,852            | 1993      | 1993        |        |         | 0                       | 0              | 70.00      | 30.00                       | VALUATION BY STANDARD |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |              | 1 M/H 93- - 100% - 2021                                                                                                           |          |           |             |                |                    |           |             |        |         | Heated Area: 1708       |                |            |                             |                       |                        |            |     |     |        | HX Base Yr 2021           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |              | <div>64</div> <div>27</div> <div>27</div> <div>20</div> <div>2</div> <div>10</div> <div>2</div> <div>34</div> <div>BAS 1993</div> |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        | Tax Group: 6              |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 57,256       |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 60            |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 29,267       |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 40         |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 83,250       |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 169,773      |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 57,064       |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 3 100                |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 112,709      |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100                |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 50,722 |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 61,987       |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 169,773      |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100                |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         | NCON VALUE              |                |            |                             |                       |                        |            |     |     |        | 0                         |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            |                  | 06          | DIST 1D 100          |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         | INCOME VALUE            |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         | PREVIOUS YEAR MKT VALUE |                |            |                             |                       |                        |            |     |     |        | 144,817                   |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 05          | Quality Level 05     |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0200        | MOBILE HOME          |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 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                      | 1,708            | 100         | 1993                 | 1,708        | 57,256                                                                                                                            |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |             |                      |              | 1,708                                                                                                                             |          |           | 1,708       | 57,256         |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              | 56107 COULTER HILL LN, CALLAHAN                                                                                                   |          |           |             |                |                    |           |             |        |         | BLD DATE                |                |            |                             | LGL DATE              |                        | 05/21/2025 |     | MLU |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              | XF DATE                                                                                                                           |          |           |             |                |                    | LAND DATE |             |        |         | AG DATE                 |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| L N                      | OB/IF CODE       | DESCRIPTION | BLD CAP              | L            | W                                                                                                                                 | UNITS    | UT        | Adj R       | ADJ UNIT PRICE | ORIG COND          | YEAR ON   | YEAR ACTUAL | Q      | % COND  | OB/IF MKT VALUE         | NOTES          |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 1                        | 0811             | CONCRETE B  | 0 100                | 0            | 0                                                                                                                                 | 812.00   | SF        | 5.20        | 5.20           | 100                | 1994      | 1994        | 3      | 66      | 2,787                   |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 2                        | 0940             | SHEDS/PORT  | 0 100                | 9            | 20                                                                                                                                | 180.00   | SF        | 19.50       | 19.50          | 100                | 1993      | 1993        | 3      | 20      | 702                     |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 3                        | 0511             | GARAGE CB-  | 0 100                | 32           | 24                                                                                                                                | 768.00   | SF        | 40.00       | 40.00          | 100                | 1995      | 1995        | 3      | 68      | 20,890                  |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 4                        | 0754             | FOP         | 0 100                | 10           | 16                                                                                                                                | 160.00   | SF        | 15.00       | 15.00          | 100                | 2000      | 2000        | 3      | 20      | 480                     |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 5                        | 0351             | CARPORT MT  | 0 100                | 21           | 20                                                                                                                                | 420.00   | SF        | 10.00       | 10.00          | 100                | 2000      | 2000        | 3      | 20      | 840                     |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 6                        | 0802             | ASPHALT B   | 0 100                | 0            | 0                                                                                                                                 | 1,440.00 | SF        | 2.40        | 2.40           | 100                | 2000      | 2000        | 3      | 50      | 1,728                   |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 7                        | 1242             | WD DECK A   | 0 100                | 20           | 10                                                                                                                                | 200.00   | SF        | 10.00       | 10.00          | 100                | 2000      | 2000        | 3      | 20      | 400                     |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 8                        | 0351             | CARPORT MT  | 0 100                | 20           | 18                                                                                                                                | 360.00   | SF        | 10.00       | 10.00          | 100                | 2000      | 2000        | 3      | 20      | 720                     |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 9                        | 0351             | CARPORT MT  | 0 100                | 20           | 18                                                                                                                                | 360.00   | SF        | 10.00       | 10.00          | 100                | 2000      | 2000        | 3      | 20      | 720                     |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              | TOTAL OB/IF                                                                                                                       |          |           |             |                |                    |           |             |        |         | 29,267                  |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP          | R D                                                                                                                               | LOC ZONE | FRONT     | DEPTH       | TOT LND UTS    | UNIT TYPE          | D T       | DPTH 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          | 0005                                                                                                                              | OR       | 0.00      | 0.00        | 1.85           | AC                 |           | 1.00        | 1.00   | 1.00    | 45,000.00               | 45,000.00      | 83,250     |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                                   |          |           |             |                |                    |           |             |        |         |                         |                |            |                             |                       |                        |            |     |     |        |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |