



| BUILDING CHARACTERISTICS |                  |                      |
|--------------------------|------------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION         |
| Exterior Wall            | 31               | HARDIE BRD 100       |
| Roof Structur            | 03               | GABLE/HIP 100        |
| Roof Cover               | 03               | COMP SHNGL 100       |
| Interior Wall            | 05               | DRYWALL 100          |
| Interior Floo            | 12               | HARDWOOD 50          |
| Interior Floo            | 14               | CARPET 50            |
| Air Condition            | 03               | CENTRAL 100          |
| Heating Type             | 04               | AIR DUCTED 100       |
| Bedrooms                 |                  | 4 100                |
| Bathrooms                |                  | 2 100                |
| Frame                    | 02               | WOOD FRAME 100       |
| Stories                  | 1.               | 1. 100               |
| Units                    |                  | 0 100                |
| Occupancy                | 00               | NONE 100             |
|                          |                  |                      |
| Quality                  | 06               | Quality Level 06     |
| DOR CODE                 | 0100             | SINGLE FAMILY        |
| MAP NUM                  |                  | MKT AREA 08          |
| NEIGHBORHOOD/LOC         | 8007.00          |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE          |
|                          | YEAR             | TOT ADJ AREA         |
|                          |                  | SUBAREA MARKET VALUE |
| BAS                      | 1,803            | 100                  |
| FOP                      | 21               | 30                   |
|                          | 1993             | 1993                 |
|                          |                  | 1,803                |
|                          |                  | 6                    |
|                          |                  | 216,154              |
|                          |                  | 719                  |
| TOTALS                   | 1,824            | 1,809                |
|                          |                  | 216,873              |

| MARKET ADJUSTMENTS                                                                                                                                                         |     |           |             |                |                |      |      |      |      |   |      |        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                                                                                                                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0100                                                                                                                                                                       | 01  | 1,809     | 128.2250    | 128.22         | 231,950        | 1993 | 2010 | 0    | 0    | 0 | 6.50 | 93.50  |  |
| 1 SINGLE FAM - 100% - 2023 Heated Area: 1803 HX Base Yr 2023                                                                                                               |     |           |             |                |                |      |      |      |      |   |      |        |  |
| <div><div><div>24</div><div>50</div><div>7</div><div>3</div><div>17</div><div>27</div><div>48</div><div>26</div></div><div>BAS<br/>1993</div><div>FOP<br/>1993</div></div> |     |           |             |                |                |      |      |      |      |   |      |        |  |
| 44018 SWALLOWFORK AVE, CALLAHAN                                                                                                                                            |     |           |             |                |                |      |      |      |      |   |      |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/26/2025 MLU                                                                                                        |     |           |             |                |                |      |      |      |      |   |      |        |  |

| NASSAU COUNTY PROPERTY    |  |  |  |                 | PAGE 1 of 1 |  | 6 |
|---------------------------|--|--|--|-----------------|-------------|--|---|
| VALUATION SUMMARY         |  |  |  |                 |             |  |   |
| VALUATION BY              |  |  |  | STANDARD        |             |  |   |
| Tax Group: 6              |  |  |  | Tax Dist:       |             |  |   |
| BUILDING MARKET VALUE     |  |  |  | 216,873         |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 5,712           |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 36,000          |             |  |   |
| TOTAL MARKET VALUE        |  |  |  | 258,585         |             |  |   |
| SOH/AGL Deduction         |  |  |  | 24,233          |             |  |   |
| ASSESSED VALUE            |  |  |  | 234,352         |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  | HX HB<br>50,722 |             |  |   |
| BASE TAXABLE VALUE        |  |  |  | 183,630         |             |  |   |
| TOTAL JUST VALUE          |  |  |  | 258,585         |             |  |   |
| NCON VALUE                |  |  |  | 0               |             |  |   |
| INCOME VALUE              |  |  |  |                 |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 243,013         |             |  |   |
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