

**PARK AUSTIN & KATELYN**  
450611 STATE ROAD 200  
CALLAHAN, FL 32011

**15-2N-25-2980-0021-0010**

| NASSAU COUNTY PROPERTY VALUATION SUMMARY                                                                                                                                                                                                                                      |                                |             |      |              |        | PAGE 1 of 1 |           | 6             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------|------|--------------|--------|-------------|-----------|---------------|
| VALUATION BY                                                                                                                                                                                                                                                                  |                                |             |      | STANDARD     |        |             |           |               |
| Tax Group: 6                                                                                                                                                                                                                                                                  |                                |             |      | Tax Dist:    |        |             |           |               |
| BUILDING MARKET VALUE                                                                                                                                                                                                                                                         |                                |             |      | 369,410      |        |             |           |               |
| TOTAL MARKET OB/XF VALUE                                                                                                                                                                                                                                                      |                                |             |      | 4,572        |        |             |           |               |
| TOTAL LAND VALUE - MARKET                                                                                                                                                                                                                                                     |                                |             |      | 52,650       |        |             |           |               |
| TOTAL MARKET VALUE                                                                                                                                                                                                                                                            |                                |             |      | 426,632      |        |             |           |               |
| SOH/AGL Deduction                                                                                                                                                                                                                                                             |                                |             |      | 20,206       |        |             |           |               |
| ASSESSED VALUE                                                                                                                                                                                                                                                                |                                |             |      | 406,426      |        |             |           |               |
| TOTAL EXEMPTION VALUE                                                                                                                                                                                                                                                         |                                |             |      | HX HB        |        | 50,722      |           |               |
| BASE TAXABLE VALUE                                                                                                                                                                                                                                                            |                                |             |      | 355,704      |        |             |           |               |
| TOTAL JUST VALUE                                                                                                                                                                                                                                                              |                                |             |      | 426,632      |        |             |           |               |
| NCON VALUE                                                                                                                                                                                                                                                                    |                                |             |      | 0            |        |             |           |               |
| INCOME VALUE                                                                                                                                                                                                                                                                  |                                |             |      |              |        |             |           |               |
| PREVIOUS YEAR MKT VALUE                                                                                                                                                                                                                                                       |                                |             |      | 398,280      |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
| PERMIT NUM                                                                                                                                                                                                                                                                    |                                | DESCRIPTION |      | AMT          |        | ISSUED      |           |               |
| B1633504                                                                                                                                                                                                                                                                      |                                | REPAIR/RRF  |      | 35,000       |        | 12/01/2016  |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
| SALES DATA                                                                                                                                                                                                                                                                    |                                |             |      |              |        |             |           |               |
| OFF RECORD<br>Number                                                                                                                                                                                                                                                          |                                | DATE        |      | TYPE<br>INST | Q<br>U | V<br>I      | RSN<br>CD | SALE<br>PRICE |
| 2580/0657                                                                                                                                                                                                                                                                     |                                | 7/08/2022   |      | WD           | Q      | I           | 01        | 415,000       |
| GRANTOR: BEGLEY ANDREW                                                                                                                                                                                                                                                        |                                |             |      |              |        |             |           |               |
| GRANTEE: PARK AUSTIN & KATEL                                                                                                                                                                                                                                                  |                                |             |      |              |        |             |           |               |
| 2447/1700                                                                                                                                                                                                                                                                     |                                | 3/31/2021   |      | WD           | Q      | I           | 01        | 289,000       |
| GRANTOR: VAN LOOVEN GARY PAUL                                                                                                                                                                                                                                                 |                                |             |      |              |        |             |           |               |
| GRANTEE: BEGLEY ANDREW                                                                                                                                                                                                                                                        |                                |             |      |              |        |             |           |               |
| BUILDING NOTES                                                                                                                                                                                                                                                                |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                           |                                |             |      |              |        |             |           |               |
| FGR=[YR=1993] W25 S25 FOP=[YR=1993] W29 S5 BAS=[YR=1993] W29 S25 E27 STP=[YR=1993] S6 E11 N6 W11\$ E22 N25 W20\$ E29 N5\$ S6 E25 N31\$ PTR=E15 FUS=[YR=1993] E49 S12 W49 N12\$ W15\$ PTR=N25 BAL=[YR=2017] N14 W2 FUS=[YR=1993] N31 W10 S31 E10\$ W13 S11 W14 S3 E29\$ S25\$. |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
| ND<br>UE                                                                                                                                                                                                                                                                      | OTHER ADJUSTMENTS<br>AND NOTES |             | YEAR | DENSITY      | DECL   | FRZ         | YR        | CONSRV        |
| 52,650                                                                                                                                                                                                                                                                        |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
|                                                                                                                                                                                                                                                                               |                                |             |      |              |        |             |           |               |
| Common: 52,650 PRINTED 07/30/2025 BY SYS                                                                                                                                                                                                                                      |                                |             |      |              |        |             |           |               |