



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 08 | SHT VINYL 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            |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

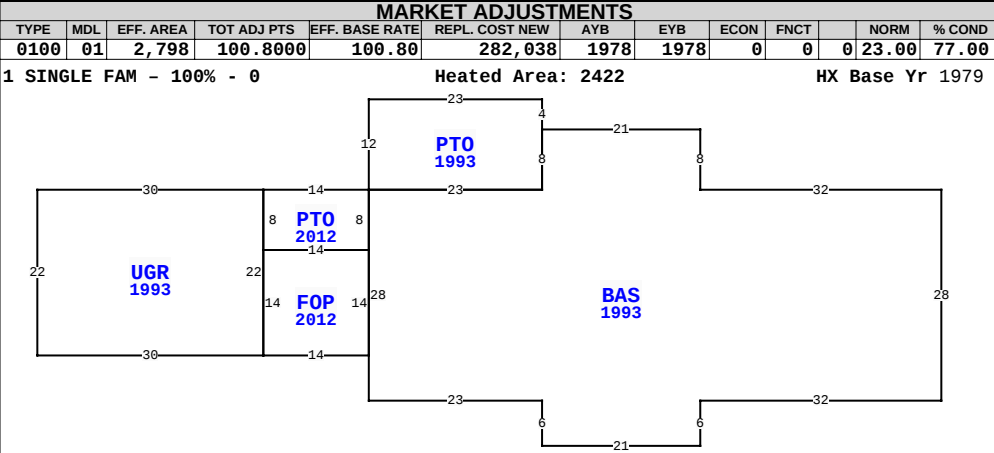
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8026.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,422            | 100         | 1993 | 2,422        | 187,986              |
| FOP       | 196              | 30          | 2012 | 59           | 4,579                |
| PTO       | 276              | 5           | 1993 | 14           | 1,086                |
| PTO       | 112              | 5           | 2012 | 6            | 466                  |
| UGR       | 660              | 45          | 1993 | 297          | 23,052               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,666 |  |  | 2,798 | 217,169 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0681       | POLE SHED   | 0   | 100 | 49 | 21 | 1,029.00 | SF | 15.00    | 15.00          |       |
| 3              | 0680       | POLE SHED   | 0   | 100 | 29 | 12 | 348.00   | SF | 10.00    | 10.00          |       |
| 4              | 0510       | GARAGE WD-  | 0   | 100 | 20 | 12 | 240.00   | SF | 35.00    | 35.00          |       |
| 5              | 0940       | SHEDS/PORT  | 0   | 100 | 18 | 12 | 216.00   | SF | 30.00    | 30.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | RES                  | 100 | 0007 | OR       | 0.00  | 0.00  | 1.00        | AC        |     |
| 2                | 000100   | C   | RES                  | 100 |      | OR       | 0.00  | 0.00  | 5.11        | AC        |     |



|                            |          |           |            |     |
|----------------------------|----------|-----------|------------|-----|
| 55215 PACETTI RD, CALLAHAN | BLD DATE | LGL DATE  | 05/21/2025 | MLU |
|                            | XF DATE  | LAND DATE |            |     |
|                            | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 8,299       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 6              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 217,169   |  |
| TOTAL MARKET OB/XF VALUE  |  | 8,299     |  |
| TOTAL LAND VALUE - MARKET |  | 144,645   |  |
| TOTAL MARKET VALUE        |  | 370,113   |  |
| SOH/AGL Deduction         |  | 209,999   |  |
| ASSESSED VALUE            |  | 160,114   |  |
| TOTAL EXEMPTION VALUE     |  | 55,722    |  |
| BASE TAXABLE VALUE        |  | 104,392   |  |
| TOTAL JUST VALUE          |  | 370,113   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 332,797   |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2743/1743                      | 10/09/2024 | LE U      | I   | 11  |        | 100        |  |
| GRANTOR: DOWLING PATRICIA CLAU |            |           |     |     |        |            |  |
| GRANTEE: HART BRENDA D         |            |           |     |     |        |            |  |
| 0228/0537                      | 1/01/1976  | WD Q      | V   |     |        | 9,000      |  |
| GRANTOR:                       |            |           |     |     |        |            |  |
| GRANTEE:                       |            |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W32 N8 W21 PTO=[YR=1993] N4 W23 S12<br>PTO=[YR=2012] W14 UGR=[YR=1993] W30 S22 E30 FOP=[YR=2012]<br>E14 N14 W14 S14\$ N22 \$ S8 E14 N8\$ E23 N8\$ S8 W23 S28 E23 S6<br>E21 N6 E32 N28 \$ . |  |  |  |  |  |  |  |  |  |  |  |