

**ISAACS ALLEN L & ANITA A**  
43291 ELLIS AVENUE  
CALLAHAN, FL 32011

**24-1N-24-0750-0003-0103**

| BUILDING CHARACTERISTICS |                  |             |                      |                    |                           |                          |             |                 |                | MARKET ADJUSTMENTS  |         |                |        |                           |                 |                |                          |                             |           | NASSAU COUNTY PROPERTY |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|----------------------|--------------------|---------------------------|--------------------------|-------------|-----------------|----------------|---------------------|---------|----------------|--------|---------------------------|-----------------|----------------|--------------------------|-----------------------------|-----------|------------------------|------------|-----|-----|--------|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |             |                      |                    |                           |                          |             |                 |                | VALUATION SUMMARY   |         |                |        |                           |                 |                |                          |                             |           | PAGE 1 of 1            |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| ELEMENT                  |                  | CD          | TYPE                 |                    | MDL                       | EFF. AREA                | TOT ADJ PTS | EFF. BASE RATE  | REPL. COST NEW | AYB                 | EYB     | ECON           | FNCT   |                           | NORM            | % COND         | VALUATION BY             |                             | STANDARD  |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 20          | FACE BRICK 100       |                    | 0900                      | 01                       | 2,434       | 94.3740         | 124.57         | 303,203             | 1995    | 2000           | 0      | 0                         | 18.00           | 82.00          | Tax Group: 6             |                             | Tax Dist: |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |                    | 1 SNGL FAM - 100% - 1993  |                          |             |                 |                |                     |         |                |        |                           |                 |                | Heated Area: 2036        |                             |           |                        |            |     |     |        |  |  |  |  | HX Base Yr 1993 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                | 248,626                  |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                | TOTAL MARKET OB/XF VALUE |                             |           |                        |            |     |     |        |  |  |  |  | 8,601           |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 90            |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                | TOTAL MARKET VALUE       |                             |           |                        |            |     |     |        |  |  |  |  | 246,630         |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 10         |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                | SOH/AGL Deduction        |                             |           |                        |            |     |     |        |  |  |  |  | 306,260         |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                | ASSESSED VALUE           |                             |           |                        |            |     |     |        |  |  |  |  | 171,434         |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                | TOTAL EXEMPTION VALUE    |                             |           |                        |            |     |     |        |  |  |  |  | 134,826         |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 4 100                |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                | BASE TAXABLE VALUE       |                             |           |                        |            |     |     |        |  |  |  |  | 50,722          |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100                |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                | TOTAL JUST VALUE         |                             |           |                        |            |     |     |        |  |  |  |  | 503,857         |  |  |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                | NCON VALUE               |                             |           |                        |            |     |     |        |  |  |  |  | 0               |  |  |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                | INCOME VALUE             |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 00          | 0 100                |                    | PREVIOUS YEAR MKT VALUE   |                          |             |                 |                |                     |         |                |        |                           |                 |                | 472,806                  |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 01          | Quality Level 01     |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 5000        | IMPROVED AG          |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                | 08                       |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 8005.00     |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA       | SUBAREA MARKET VALUE      |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| BAS                      | 2,036            | 100         | 1995                 | 2,036              | 207,973                   |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FGR                      | 554              | 55          | 1995                 | 305                | 31,155                    |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                      | 75               | 30          | 1995                 | 22                 | 2,248                     |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FSP                      | 144              | 40          | 1995                 | 58                 | 5,925                     |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| PTO                      | 260              | 5           | 1995                 | 13                 | 1,328                     |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 3,069       |                      |                    | 2,434                     | 248,626                  |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                    | 43291 ELLIS AVE, CALLAHAN |                          |             |                 |                |                     |         |                |        |                           | BLD DATE        |                |                          |                             | LGL DATE  |                        | 05/21/2025 |     | MLU |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           | XF DATE         |                |                          |                             | LAND DATE |                        | 01/17/2025 |     | KBA |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           | INC DATE        |                |                          |                             | AG DATE   |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| L N                      | OB/XF CODE       | DESCRIPTION | BLD CAP              | L                  | W                         | UNITS                    | UT          | Adj R           | ADJ UNIT PRICE | ORIG COND           | YEAR ON | YEAR ACTUAL    | Q      | % COND                    | OB/XF MKT VALUE | NOTES          |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 1                        | 0940             | SHEDS/PORT  | 0 100                | 8                  | 10                        | 80.00                    | SF          | 21.30           | 21.30          | 100                 | 1990    | 1990           | 3      | 20                        | 341             |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 2                        | 1242             | WD DECK A   | 0 100                | 0                  | 0                         | 429.00                   | SF          | 10.00           | 10.00          | 100                 | 1991    | 1991           | 3      | 20                        | 858             |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 3                        | 0500             | FP-PRE FAB  | 0 100                | 0                  | 0                         | 1.00                     | UT          | 3,500.00        | 3,500.00       | 100                 | 1995    | 1995           | 3      | 76                        | 2,660           |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 4                        | 0681             | POLE SHED   | 0 100                | 24                 | 24                        | 576.00                   | SF          | 11.25           | 11.25          | 100                 | 1993    | 1993           | 3      | 20                        | 1,296           |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 5                        | 0812             | CONCRETE C  | 0 100                | 0                  | 0                         | 1,267.00                 | SF          | 4.00            | 4.00           | 100                 | 1995    | 1995           | 3      | 68                        | 3,446           |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                    |                           |                          |             |                 |                | TOTAL OB/XF         |         |                |        |                           |                 |                |                          |                             |           | 8,601                  |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                        | 005000           | C           | AGRICULTURAL         | 100                | 0007                      | OR                       | 0.00        | 0.00            | 1.00           | AC                  |         | 1.00           | 1.00   | 1.00                      | 45,000.00       | 45,000.00      | 45,000                   |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 2                        | 005600           | A           | TIMBER 3 N S         | 0                  |                           | OR                       | 0.00        | 0.00            | 10.34          | AC                  |         | 1.00           | 1.00   | 1.00                      | 390.00          | 390.00         | 4,033                    |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 3                        | 009910           | M           | MARKET VALUE         | 0                  |                           | OR                       | 0.00        | 0.00            | 10.34          | AC                  |         | 1.00           | 1.00   | 1.00                      | 19,500.00       | 19,500.00      | 201,630                  |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |                           |                          |             |                 |                |                     |         |                |        |                           |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE              | 06/04/2025       | BY          | WW                   | Total Acres: 11.34 |                           | Total Land Value: 49,033 |             | Market: 201,630 |                | Agricultural: 4,033 |         | Common: 45,000 |        | PRINTED 07/30/2025 BY SYS |                 |                |                          |                             |           |                        |            |     |     |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |