

**OUTDOOR LIFE HOLDINGS LLC**  
542201 LEM TURNER RD  
CALLAHAN, FL 32011

**28-2N-25-3080-0005-0030**

BUILDING CHARACTERISTICS

| ELEMENT          | CD               | CONSTRUCTION     |      |              |                      |
|------------------|------------------|------------------|------|--------------|----------------------|
| Exterior Wall    | 25               | MOD METAL 100    |      |              |                      |
| Roof Structure   | 10               | STEEL FRME 100   |      |              |                      |
| Roof Cover       | 12               | MODULAR MT 100   |      |              |                      |
| Interior Wall    | 01               | MINIMUM 50       |      |              |                      |
| Interior Wall    | 08               | DECORATIVE 50    |      |              |                      |
| Interior Floor   | 03               | CONC FINSH 100   |      |              |                      |
| Air Condition    | 07               | ENG PACKGE 100   |      |              |                      |
| Heating Type     | 03               | FORCED AIR 100   |      |              |                      |
| Bedrooms         |                  | 0 100            |      |              |                      |
| Bathrooms        |                  | 1 100            |      |              |                      |
| Frame            | 05               | STEEL 100        |      |              |                      |
| Stories          | 1.               | 1. 100           |      |              |                      |
| Units            |                  | 0 100            |      |              |                      |
| Occupancy        | 00               | NONE 100         |      |              |                      |
|                  |                  |                  |      |              |                      |
| Quality          | 06               | Quality Level 06 |      |              |                      |
| DOR CODE         | 5000             | IMPROVED AG      |      |              |                      |
| 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              | 300              | 100              | 2016 | 300          | 10,587               |
| BAS              | 720              | 100              | 2016 | 720          | 25,409               |
| BAS              | 3,060            | 100              | 2016 | 3,060        | 107,991              |
| FOP              | 1,520            | 30               | 2016 | 456          | 16,093               |
| TOTALS           | 5,600            |                  |      | 4,536        | 160,081              |

EXTRA FEATURES

| 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   | 0855       | CONC PAVER  | 0       | 0 | 0 | 586.00    | SF | 10.00    | 10.00          | 100       | 2022    | 2022        | 3 | 99     | 5,801           |       |
| 2   | 0803       | ASPHALT C   | 0       | 0 | 0 | 30,000.00 | SF | 2.00     | 2.00           | 100       | 2022    | 2022        | 3 | 88     | 52,800          |       |
| 3   | 0092       | AUTO GATE   | 0       | 0 | 0 | 1.00      | UT | 3,500.00 | 3,500.00       | 100       | 2022    | 2022        | 3 | 93     | 3,255           |       |
|     |            |             |         |   |   |           |    |          |                |           |         |             |   |        |                 |       |
|     |            |             |         |   |   |           |    |          |                |           |         |             |   |        |                 |       |
|     |            |             |         |   |   |           |    |          |                |           |         |             |   |        |                 |       |
|     |            |             |         |   |   |           |    |          |                |           |         |             |   |        |                 |       |
|     |            |             |         |   |   |           |    |          |                |           |         |             |   |        |                 |       |
|     |            |             |         |   |   |           |    |          |                |           |         |             |   |        |                 |       |

LAND DESCRIPTION

| 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         | 0   | 0004 | OR       | 0.00  | 0.00  | 2.84        | AC        |     | 1.00      | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 99,400     |                             |      |         |      |     |    |        |
| 2   | 009530   | C   | POND                 | 0   |      | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00      | 1.00   | 1.00    | 2,500.00   | 2,500.00       | 2,500      |                             |      |         |      |     |    |        |
| 3   | 006000   | A   | PASTURE - HA         | 0   | 0004 | OR       | 0.00  | 0.00  | 15.50       | AC        |     | 1.00      | 1.00   | 1.00    | 370.00     | 370.00         | 5,735      |                             |      |         |      |     |    |        |
| 4   | 009910   | M   | MARKET VALUE         | 0   |      | OR       | 0.00  | 0.00  | 16.50       | AC        |     | 1.00      | 1.00   | 1.00    | 14,500.00  | 14,500.00      | 239,250    |                             |      |         |      |     |    |        |
|     |          |     |                      |     |      |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|     |          |     |                      |     |      |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |

REVIEW DATE

12/08/2022

BY KW

Total Acres: 19.34

Total Land Value: 107,635

Market: 239,250

Agricultural: 5,735

Common: 101,900

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| 6500 | 11  | 4,536     | 103.6773    | 38.36          | 174,001        | 2016 | 2016 | 0    | 0    | 0 | 8.00 | 92.00  |

1 GARAGE RES - 0% - 0

Heated Area: 4080

HX Base Yr

The diagram shows a building footprint divided into three sections. The top section is labeled 'BAS 2016' and has dimensions 27, 20, 15, 15, 20, 60, 42. The bottom-left section is labeled 'BAS 2016' and has dimensions 20, 15, 20, 30, 38. The bottom-right section is labeled 'BAS 2016 FOP 2016' and has dimensions 32, 24, 8, 30, 30, 24, 40.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| VALUATION BY              | STANDARD  |
|---------------------------|-----------|
| Tax Group: 6              | Tax Dist: |
| BUILDING MARKET VALUE     | 160,081   |
| TOTAL MARKET OB/XF VALUE  | 61,856    |
| TOTAL LAND VALUE - MARKET | 341,150   |
| TOTAL MARKET VALUE        | 329,572   |
| SOH/AGL Deduction         | 0         |
| ASSESSED VALUE            | 329,572   |
| TOTAL EXEMPTION VALUE     | 0         |
| BASE TAXABLE VALUE        | 329,572   |
| TOTAL JUST VALUE          | 563,087   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 546,743   |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2001/1989         | 9/08/2015 | WD        | Q   | I   | 01     | 235,000    |

GRANTOR: STARNES ROBERT B & AN

GRANTEE: OUTDOOR LIFE HOLDIN

1763/049410/17/2011WDQV03159,100

GRANTOR: CALLAHAN HOLDINGS LLC

GRANTEE: STARNES ROBERT B &

BUILDING NOTES

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