

PT OF JOHNSON LOT S/D & PT OF  
NW1/4 OF SEC 29-2N-25E IN  
OR 2246/440

ROSENGARTEN FAMILY REV TRUST/ROSENGARTEN MICHAEL J  
2450 HIDDEN RIVER LANE  
FRANKLIN, TN 37069

2025

29-2N-25-0000-0010-0050



| BUILDING CHARACTERISTICS |    |                  |
|--------------------------|----|------------------|
| ELEMENT                  | CD | CONSTRUCTION     |
| Exterior Wall            | 15 | CONC BLOCK 90    |
| Exterior Wall            | 19 | COMMON BRK 10    |
| Roof Structure           | 04 | WOOD TRUSS 100   |
| Roof Cover               | 12 | MODULAR MT 100   |
| Interior Wall            | 05 | DRYWALL 80       |
| Interior Wall            | 03 | PLASTER 20       |
| Interior Floor           | 14 | CARPET 80        |
| Interior Floor           | 11 | CLAY TILE 20     |
| Ceiling                  | 02 | F.NOT SUS 100    |
| Air Condition            | 03 | CENTRAL 100      |
| Heating Type             | 04 | AIR DUCTED 100   |
| Fixtures                 |    | 5 100            |
| Frame                    | 03 | MASONRY 100      |
| Story Height             |    | 10 100           |
| RMS                      |    | 8 100            |
| Stories                  | 1. | 1. 100           |
| Units                    |    | 0 100            |
| BUD8 Adjustme            | 01 | DIST CA 100      |
| Quotaency                | 00 | OWNERS OCC 00 03 |

|                  |          |                  |
|------------------|----------|------------------|
| DOR CODE         | 1700     | OFFICE BUILDINGS |
| MAP NUM          |          | MKT AREA 07      |
| NEIGHBORHOOD/LOC | 1290.100 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,000            | 100         | 1993 | 1,000        | 71,800               |
| CAN       | 200              | 30          | 1994 | 60           | 4,308                |
| PTO       | 120              | 5           | 2008 | 6            | 431                  |
| PTO       | 240              | 5           | 2008 | 12           | 862                  |
| SFB       | 1,380            | 80          | 1993 | 1,104        | 79,267               |
| TOTALS    | 2,940            |             |      | 2,182        | 156,667              |

| EXTRA FEATURES |            |             |         |   |   |          |    |        |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|--------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0430       | CL FNC 6B   | 0       | 0 | 0 | 138.00   | LF | 9.70   | 9.70           | 100       | 2009    |
| 2              | 0466       | FNC GT 20'  | 0       | 0 | 0 | 1.00     | UT | 750.00 | 750.00         | 100       | 2009    |
| 3              | 0803       | ASPHALT C   | 0       | 0 | 0 | 1,587.00 | SF | 2.00   | 2.00           | 100       | 2012    |

| 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                | 001700   | C   | 1STORY OFF           | 0   | 0006 | CH       | 43.00 | 100.00 | 8,166.00    | SF        | 1.00 |

| MARKET ADJUSTMENTS                            |     |           |             |                |                |      |      |      |      |       |        |
|-----------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                          | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 1701                                          | 04  | 2,182     | 103.2412    | 145.05         | 316,499        | 1962 | 1987 | 0    | 0    | 50.50 | 49.50  |
| 1 OFFICE - 0% - 0                             |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 2104                             |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr                                    |     |           |             |                |                |      |      |      |      |       |        |
|                                               |     |           |             |                |                |      |      |      |      |       |        |
| 45492 DIXIE AVE, CALLAHAN                     |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE 10/30/2020 KK LGL DATE 11/18/2024 DC |     |           |             |                |                |      |      |      |      |       |        |
| XF DATE 10/30/2020 KK LAND DATE               |     |           |             |                |                |      |      |      |      |       |        |
| INC DATE AG DATE                              |     |           |             |                |                |      |      |      |      |       |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,704       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 1 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 1              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 156,667   |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,704     |   |
| TOTAL LAND VALUE - MARKET |  | 44,096    |   |
| TOTAL MARKET VALUE        |  | 204,467   |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 204,467   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 204,467   |   |
| TOTAL JUST VALUE          |  | 204,467   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  | 0         |   |
| PREVIOUS YEAR MKT VALUE   |  | 202,516   |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 2385       | ADDITION    | 2,000 | 08/29/2001 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2246/0440                      | 12/27/2018 | WD        | Q   | I   | 01     | 210,000    |  |
| GRANTOR: HWK MECHANICAL INC    |            |           |     |     |        |            |  |
| GRANTEE: ROSENGARTEN FAMILY    |            |           |     |     |        |            |  |
| 1602/1707                      | 1/28/2009  | WD        | U   | I   | 30     | 170,000    |  |
| GRANTOR: FIRST COAST HOOD CLEA |            |           |     |     |        |            |  |
| GRANTEE: HWK MECHANICAL INC    |            |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                             |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| PTO=[YR=2008] W3 S80 E3 CAN=[YR=1994] S6 E30 N6<br>BAS=[YR=1993] N34 SFB=[YR=1993] N46 PTO=[YR=2008] N4 W30<br>S4 E30 \$ W30 S46 E30 \$ W30 S34 E12 U4 R1 E4 R1 D4 E12 \$<br>W12 U4 L1 W4 L1 D4 W12 \$ N80 \$ . |  |  |  |  |  |  |  |