



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 11 | CLAY TILE 10   |
| 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            | 01 | DIST CA 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 02   | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 07 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 7001.00 |
|------------------|---------|

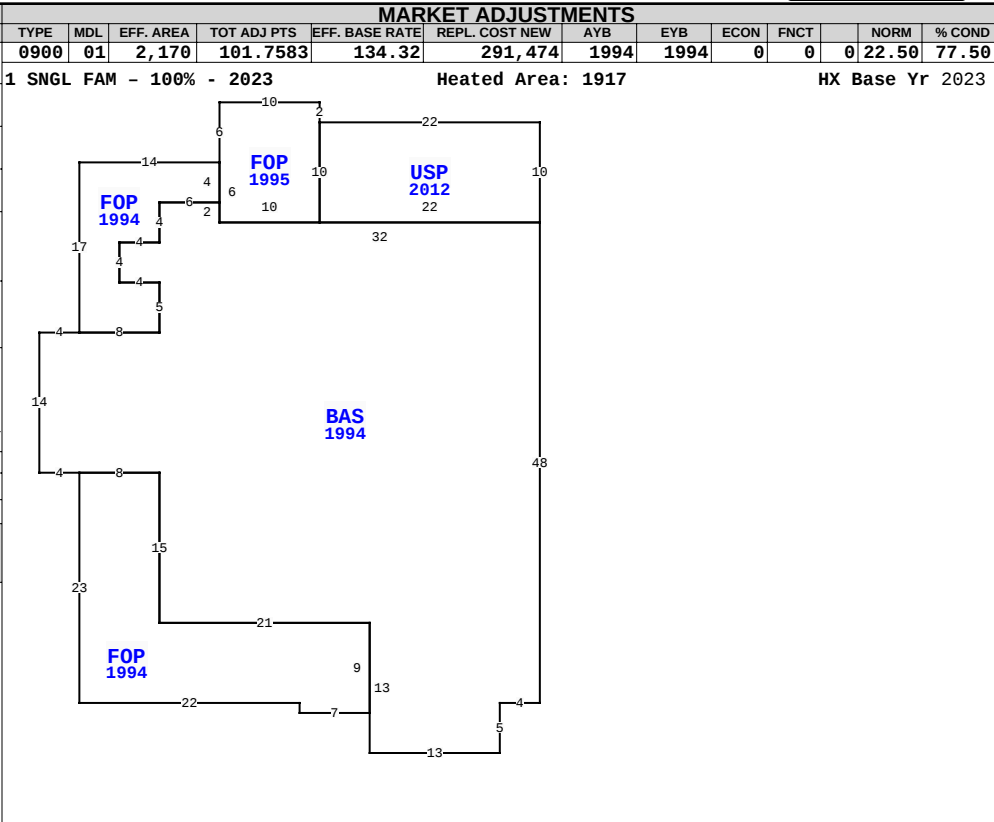
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,917            | 100         | 1994 | 1,917        | 199,556              |
| FOP       | 144              | 30          | 1994 | 43           | 4,476                |
| FOP       | 359              | 30          | 1994 | 108          | 11,243               |
| FOP       | 120              | 30          | 1995 | 36           | 3,748                |
| USP       | 220              | 30          | 2012 | 66           | 6,870                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,760 |  |  | 2,170 | 225,892 |
|--------|-------|--|--|-------|---------|

| 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              | 0510       | GARAGE WD-  | 0   | 100 | 24 | 32 | 768.00   | SF | 35.00    | 35.00          |       |
| 3              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,400.00 | SF | 4.00     | 4.00           |       |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 14 | 28 | 392.00   | SF | 85.00    | 85.00          |       |
| 5              | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 934.00   | SF | 7.25     | 7.25           |       |
| 6              | 0681       | POLE SHED   | 0   | 100 | 12 | 20 | 240.00   | SF | 15.00    | 15.00          |       |
| 7              | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 135.00   | LF | 32.00    | 32.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |        |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000100   | C   | RES                  | 100 | 0006 | MU       | 102.00 | 210.00 | 102.00      | FF        |        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 01/06/2023 | BY | KWA |
|-------------|------------|----|-----|



|                           |          |           |            |     |
|---------------------------|----------|-----------|------------|-----|
| 45410 DIXIE AVE, CALLAHAN | BLD DATE | LGL DATE  | 06/02/2023 | MLU |
|                           | XF DATE  | LAND DATE |            |     |
|                           | 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1994    | 1994        | 3 | 74     | 2,590           |       |
| 2   | 0510       | GARAGE WD-  | 0   | 100 | 24 | 32 | 768.00   | SF | 35.00    | 35.00          | 100       | 1995    | 1995        | 3 | 20     | 5,376           |       |
| 3   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,400.00 | SF | 4.00     | 4.00           | 100       | 1996    | 1996        | 3 | 70     | 6,720           |       |
| 4   | 0861       | POOL GUNIT  | 0   | 100 | 14 | 28 | 392.00   | SF | 85.00    | 85.00          | 100       | 2000    | 2000        | 3 | 23     | 7,664           |       |
| 5   | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 934.00   | SF | 7.25     | 7.25           | 100       | 2000    | 2000        | 3 | 77     | 5,214           |       |
| 6   | 0681       | POLE SHED   | 0   | 100 | 12 | 20 | 240.00   | SF | 15.00    | 15.00          | 100       | 2000    | 2000        | 3 | 27     | 972             |       |
| 7   | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 135.00   | LF | 32.00    | 32.00          | 100       | 2000    | 2000        | 3 | 48     | 2,074           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 30,610      |  |  |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.00 | Total Land Value: 71,400 | Market: 0 | Agricultural: 0 | Common: 71,400 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 2               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 1              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 237,938   |  |
| TOTAL MARKET OB/XF VALUE  |  | 30,610    |  |
| TOTAL LAND VALUE - MARKET |  | 71,400    |  |
| TOTAL MARKET VALUE        |  | 339,948   |  |
| SOH/AGL Deduction         |  | 124,187   |  |
| ASSESSED VALUE            |  | 215,761   |  |
| TOTAL EXEMPTION VALUE     |  | 50,722    |  |
| BASE TAXABLE VALUE        |  | 165,039   |  |
| TOTAL JUST VALUE          |  | 339,948   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 331,473   |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 2286       | SWIM POOL   | 0   | 11/06/2000 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2602/0900                      | 10/25/2022 | QC        | U   | I   | 11     |
| GRANTOR: WILLIAMS CYNTHIA LEA  |            |           |     |     |        |
| GRANTEE: WILLIAMS JOSHUA ADA   |            |           |     |     |        |
| 2584/1499                      | 8/15/2022  | QC        | U   | I   | 11     |
| GRANTOR: HORNE JOSEPH BENJAMIN |            |           |     |     |        |
| GRANTEE: WILLIAMS CYNTHIA LE   |            |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| USP=[YR=2012] W22 FOP=[YR=1995] N2 W10 S6 FOP=[YR=1994]<br>W14 S17 BAS=[YR=1994] W4 S14 E4 FOP=[YR=1994] S23 E22 S1 E7<br>N9 W21 N15 W8 \$ E8 S15 E21 S13 E13 N5 E4 N48 W32 N2 W6 S4 W4<br>S4 E4 S5 W8 \$ E8 N5 W4 N4 E4 N4 E6 N4 \$ S6 E10 N10 \$ S10 E22<br>N10 \$ . |  |  |  |  |  |  |  |  |  |  |  |

**WILLIAMS JOSHUA ADAM & WENDI G**  
**45410 DIXIE AVE**  
**CALLAHAN, FL 32011**

**29-2N-25-3120-0002-0000**

[illegible]