

**CALLAHAN COUNTRY RV RESORT LLC/
405 GOLFWAY WEST DRIVE, SUITE 300
ST AUGUSTINE, FL 32095**

37-1N-25-0000-0004-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		17		CB STUCCO 100		0303		04		5,232		94.4775		102.98		538,791		1971		1971		0		0		26.50		73.50		VALUATION BY					STANDARD														
Roof Structur		04		WOOD TRUSS 100		2		CLUB HOUSE - 0% - 0								Heated Area: 4800														Tax Group: 6					Tax Dist:														
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					396,011														
Interior Wall		04		PLYWOOD 90																										TOTAL MARKET OB/XF VALUE					391,503														
Interior Wall		05		DRYWALL 10																										TOTAL LAND VALUE - MARKET					1,453,705														
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE					1,574,224														
Interior Floo		15		HARDTILE 20																										SOH/AGL Deduction					0														
Ceiling		02		F.NOT SUS 100																										ASSESSED VALUE					1,574,224														
Air Condition		03		CENTRAL 100																										TOTAL EXEMPTION VALUE					0														
Heating Type		04		AIR DUCTED 100																										BASE TAXABLE VALUE					1,574,224														
Fixtures				16 100																										TOTAL JUST VALUE					2,241,219														
Frame		03		MASONRY 100																										NCON VALUE					0														
Story Height				10 100																										INCOME VALUE																			
RMS				5 100																										PREVIOUS YEAR MKT VALUE					2,363,450														
Stories		1.		1. 100																																													
Units				0 100																																													
Occupancy		00		NONE 100																																													
Quality		03		Quality Level 03																																													
DOR CODE		5000		IMPROVED AG																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		8026.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		4,800		100		1993		4,800		363,313																																							
CAN		1,440		30		1994		432		32,698																																							
TOTALS		6,240						5,232		396,011																																							
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		0812		CONCRETE C		0 0		0 0		3,241.00		SF		4.00		4.00		100		1985		1985		3		44		5,704																					
2		0504		FP-ELECTRI		0 0		0 0		1.00		UT		2,000.00		2,000.00		100		1985		1985		3		56		1,120																					
3		0427		CL FNC 10'		0 0		0 0		612.00		LF		13.51		13.51		100		1988		1988		3		24		1,984																					
4		2501		GOLF CRS 1		0 0		0 0		9.00		UT		26,000.00		26,000.00		100		1975		1975		3		80		187,200																					
5		0964		HALON SYST		0 0		9 3		27.00		SF		50.00		50.00		100		1995		1995		3		68		918																					
6		0418		EXHST FAN		0 0		0 0		1.00		UT		400.00		400.00		100		1995		1995		3		20		80																					
7		1126		CB/STC 8"		0 0		12 4		48.00		SF		8.00		8.00		100		1988		1988		3		52		200																					
8		0463		FENCE GATE		0 0		0 0		1.00		UT		300.00		300.00		100		1995		1995		3		32		96																					
9		0402		CONC BUMPE		0 0		0 0		25.00		UT		25.00		25.00		100		1985		1985		3		56		350																					
10		0400		CONC CURB		0 0		0 0		319.00		LF		15.00		15.00		100		1985		1985		3		56		2,680																					
LAND DESCRIPTION										TOTAL OB/XF										200,332																													
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		003600		C		CAMPS		0		0006		PUD		0.00		0.00		123.89		AC				1.00		1.00		5,500.00		5,500.00		681,395																	
2		005401		A		TIMBER 1 P		0		0006		PUD		0.00		0.00		140.42		AC				1.00		1.00		750.00		750.00		105,315																	
3		009910		M		MARKET VALUE		0				PUD		0.00		0.00		140.42		AC				1.00		1.00		5,500.00		5,500.00		772,310																	

**CALLAHAN COUNTRY RV RESORT LLC/
405 GOLFWAY WEST DRIVE, SUITE 300
ST AUGUSTINE, FL 32095**

37-1N-25-0000-0004-0010

REVIEW DATE	06/24/2025	BY	TWX	Total Acres: 264.31	Total Land Value: 786,710	Market: 772,310	Agricultural: 105,315	Common: 681,395	PRINTED 07/30/2025 BY SYS
-------------	------------	----	-----	---------------------	---------------------------	-----------------	-----------------------	-----------------	---------------------------

**CALLAHAN COUNTRY RV RESORT LLC/
405 GOLFWAY WEST DRIVE, SUITE 300
ST AUGUSTINE, FL 32095**

37-1N-25-0000-0004-0010

REVIEW DATE	06/24/2025	BY	TWX	Total Acres: 264.31	Total Land Value: 786,710	Market: 772,310	Agricultural: 105,315	Common: 681,395	PRINTED 07/30/2025 BY SYS
-------------	------------	----	-----	---------------------	---------------------------	-----------------	-----------------------	-----------------	---------------------------

**CALLAHAN COUNTRY RV RESORT LLC/
405 GOLFWAY WEST DRIVE, SUITE 300
ST AUGUSTINE, FL 32095**

37-1N-25-0000-0004-0010

REVIEW DATE	06/24/2025	BY	TWX	Total Acres: 264.31	Total Land Value: 786,710	Market: 772,310	Agricultural: 105,315	Common: 681,395	PRINTED 07/30/2025 BY SYS
-------------	------------	----	-----	---------------------	---------------------------	-----------------	-----------------------	-----------------	---------------------------