

**BOATRIGHT KERRI B**  
54266 JAMIE DR  
CALLAHAN, FL 32011

**37-1N-25-0340-0012-0000**

| 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                                                                                                                               | 30               | VINYL 100                | 0100                       | 01           | 1,982                | 123.8573    | 123.86         | 245,491        | 2000           | 2000               | 0       | 0           | 0                 | 11.75   | 88.25           | Tax Group: 6   | Tax Dist:  |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100            | 1 SINGLE FAM - 100% - 2007 |              |                      |             |                |                |                |                    |         |             | Heated Area: 1651 |         |                 |                |            | HX Base Yr 2007             |      |                        |          |     | BUILDING MARKET VALUE     |        |  |  |  | 216,646 |  |  |  |  |        |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100           |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     | TOTAL MARKET OB/XF VALUE  |        |  |  |  | 9,444   |  |  |  |  |        |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100              |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     | TOTAL LAND VALUE - MARKET |        |  |  |  | 60,000  |  |  |  |  |        |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 70                |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     | TOTAL MARKET VALUE        |        |  |  |  | 286,090 |  |  |  |  |        |  |  |  |  |
| Interior Floo                                                                                                                               | 11               | CLAY TILE 30             |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     | SOH/AGL Deduction         |        |  |  |  | 94,348  |  |  |  |  |        |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100              |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     | ASSESSED VALUE            |        |  |  |  | 191,742 |  |  |  |  |        |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100           |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     | TOTAL EXEMPTION VALUE     |        |  |  |  | HX HB   |  |  |  |  | 50,722 |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 3 100                    |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     | BASE TAXABLE VALUE        |        |  |  |  | 141,020 |  |  |  |  |        |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100                    |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     | TOTAL JUST VALUE          |        |  |  |  | 286,090 |  |  |  |  |        |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100                    |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     | NCON VALUE                |        |  |  |  | 0       |  |  |  |  |        |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100           |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     | INCOME VALUE              |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100                   |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     | PREVIOUS YEAR MKT VALUE   |        |  |  |  | 256,613 |  |  |  |  |        |  |  |  |  |
| Units                                                                                                                                       |                  | 0 100                    |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100                 |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| Quality                                                                                                                                     |                  | 06                       | Quality Level 06           |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| DOR CODE                                                                                                                                    |                  | 0100                     | SINGLE FAMILY              |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |                          | MKT AREA                   |              |                      |             |                |                |                |                    |         |             | 08                |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  | 8027.00                  |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE              | YEAR                       | TOT ADJ AREA | SUBAREA MARKET VALUE |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| BAS                                                                                                                                         | 1,651            | 100                      | 2000                       | 1,651        | 180,465              |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| FGR                                                                                                                                         | 420              | 55                       | 2000                       | 231          | 25,250               |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| FOP                                                                                                                                         | 156              | 30                       | 2000                       | 47           | 5,137                |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| PTO                                                                                                                                         | 100              | 5                        | 2014                       | 5            | 546                  |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| UOP                                                                                                                                         | 240              | 20                       | 2014                       | 48           | 5,246                |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| TOTALS                                                                                                                                      |                  | 2,567                    |                            | 1,982        | 216,646              |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  | 54266 JAMIE DR, CALLAHAN |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| 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                | 2000    | 2000        | 3                 | 83      | 2,905           |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| 2                                                                                                                                           | 0810             | CONCRETE A               | 0 100                      | 0            | 0                    | 1,048.00    | SF             | 6.50           | 6.50           | 100                | 2000    | 2000        | 3                 | 77      | 5,245           |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| 3                                                                                                                                           | 0810             | CONCRETE A               | 0 100                      | 0            | 0                    | 237.00      | SF             | 6.50           | 6.50           | 100                | 2005    | 2005        | 3                 | 84      | 1,294           |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| TOTAL OB/XF 9,444                                                                                                                           |                  |                          |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| 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                                                                                                                                           | 000100           | C                        | RES                        | 100          |                      | RSF-1       | 0.00           | 0.00           | 1.00           | LT                 |         | 1.00        | 1.00              | 1.00    | 60,000.00       | 60,000.00      | 60,000     |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |
| REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS |                  |                          |                            |              |                      |             |                |                |                |                    |         |             |                   |         |                 |                |            |                             |      |                        |          |     |                           |        |  |  |  |         |  |  |  |  |        |  |  |  |  |