



| 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 |                       |                                  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 20               | FACE BRICK 50  |                      |              |                      |                              |          |        |             | 0900                                               | 01        | 2,716     | 112.4160    | 148.39         | 403,027        | 1979            | 2000       | 0                               | 0    | 0                      | 14.88 | 85.12  | VALUATION BY STANDARD |                                  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 30               | VINYL 50       |                      |              |                      |                              |          |        |             | 1 SNGL FAM - 0% - 2024                             |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       | Heated Area: 2106 HX Base Yr     |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                              | 03               | GABLE/HIP 100  |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       | Tax Group: 6 Tax Dist:           |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 12               | MODULAR MT 100 |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       | BUILDING MARKET VALUE 343,057    |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       | TOTAL MARKET OB/XF VALUE 16,914  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                              | 11               | CLAY TILE 60   |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       | TOTAL LAND VALUE - MARKET 50,000 |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                              | 13               | LVT/LAMNT 40   |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       | TOTAL MARKET VALUE 409,971       |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                      |              |                      |                              |          |        |             | SOH/AGL Deduction 0                                |           |           |             |                |                |                 |            | ASSESSED VALUE 409,971          |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                      |              |                      |                              |          |        |             | TOTAL EXEMPTION VALUE 0                            |           |           |             |                |                |                 |            | BASE TAXABLE VALUE 409,971      |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    | 3                | 100            |                      |              |                      |                              |          |        |             | TOTAL JUST VALUE 409,971                           |           |           |             |                |                |                 |            | NCON VALUE 0                    |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   | 2.5              | 100            |                      |              |                      |                              |          |        |             | INCOME VALUE                                       |           |           |             |                |                |                 |            | PREVIOUS YEAR MKT VALUE 389,778 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                      |              |                      |                              |          |        |             | GARAGE/ CRPT AND STRG SHED ARE ALL ATTACHED: 10/23 |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 2.               | 2. 100         |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| Units                                                                                                                                       | 0                | 100            |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                               | 06               | DIST 1D 100    |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100       |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| Quality                                                                                                                                     |                  | 03             | Quality Level 03     |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  | 0100           | SINGLE FAMILY        |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| 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                                                                                                                                         | 996              | 100            | 1993                 | 996          | 125,804              |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| FGR                                                                                                                                         | 900              | 55             | 1993                 | 495          | 62,523               |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| FOP                                                                                                                                         | 114              | 30             | 1993                 | 34           | 4,294                |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| FUS                                                                                                                                         | 1,110            | 100            | 1993                 | 1,110        | 140,204              |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| UOP                                                                                                                                         | 168              | 20             | 2012                 | 34           | 4,294                |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| UST                                                                                                                                         | 104              | 45             | 1996                 | 47           | 5,936                |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      | 3,392            |                |                      | 2,716        | 343,057              |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                      |              |                      | 54472 SHEFFIELD RD, CALLAHAN |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      | 03/31/2025 MLU         |       |        |                       |                                  |  |  |  |  |  |  |  |
| 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                            | 2,735.00 | SF     | 4.00        | 4.00                                               | 100       | 1988      | 1988        | 3              | 52             | 5,689           |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0500             | FP-PRE FAB     | 0                    | 0            | 0                    | 0                            | 1.00     | UT     | 3,500.00    | 3,500.00                                           | 100       | 1980      | 1980        | 3              | 44             | 1,540           |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 1242             | WD DECK A      | 0                    | 0            | 0                    | 0                            | 358.00   | SF     | 10.00       | 10.00                                              | 100       | 1988      | 1988        | 3              | 20             | 716             |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| 4                                                                                                                                           | 0510             | GARAGE WD-     | 0                    | 0            | 28                   | 22                           | 616.00   | SF     | 35.00       | 35.00                                              | 100       | 2000      | 2000        | 3              | 27             | 5,821           |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| 5                                                                                                                                           | 0751             | UOP            | 0                    | 0            | 20                   | 10                           | 200.00   | SF     | 10.00       | 10.00                                              | 100       | 2000      | 2000        | 3              | 27             | 540             |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| 6                                                                                                                                           | 0350             | CARPORT WD     | 0                    | 0            | 28                   | 20                           | 560.00   | SF     | 13.00       | 13.00                                              | 100       | 2000      | 2000        | 3              | 20             | 1,456           |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| 7                                                                                                                                           | 0940             | SHEDS/PORT     | 0                    | 0            | 12                   | 16                           | 192.00   | SF     | 30.00       | 30.00                                              | 100       | 2000      | 2000        | 3              | 20             | 1,152           |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| TOTAL OB/XF 16,914                                                                                                                          |                  |                |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE                     | FRONT    | DEPTH  | TOT LND UTS | UNIT TYPE                                          | D T       | DPH 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                  | 0            | 0006                 | RM                           | 160.00   | 287.00 | 1.00        | LT                                                 |           | 1.00      | 1.00        | 1.00           | 50,000.00      | 50,000.00       | 50,000     |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |
| REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS |                  |                |                      |              |                      |                              |          |        |             |                                                    |           |           |             |                |                |                 |            |                                 |      |                        |       |        |                       |                                  |  |  |  |  |  |  |  |