

**BLENNIS JUSTIN RUSH**  
54162 VIKKI RD  
CALLAHAN, FL 32011

**37-1N-25-299S-0009-0080**

| 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            |                  | 30          | VINYL 100            |              | 0800                                                                                                              | 02      | 1,599                    | 136.8000    | 116.28         | 185,932            | 2022            | 2022        |                | 0      |                           | 0          | 2.00           | 98.00             | VALUATION BY                |                        |         |      |     | STANDARD |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |              | 1 M/H 94+ - 100% - 2023                                                                                           |         |                          |             |                |                    |                 |             |                |        | Heated Area: 1560         |            |                |                   |                             |                        |         |      |     |          | HX Base Yr 2023 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |              | <div><div></div><div>26</div><div>10</div><div>10</div><div>26</div><div>30</div><div>30</div><div>52</div></div> |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 100        |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| 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                |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 05          | Quality Level 05     |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0200        | MOBILE HOME          |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| 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                      | 1,560            | 100         | 2022                 | 1,560        | 177,769                                                                                                           |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| DCK                      | 260              | 15          | 2022                 | 39           | 4,444                                                                                                             |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 1,820       |                      |              | 1,599                                                                                                             | 182,213 |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              |                                                                                                                   |         | 54162 VIKKI RD, 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                        | 0811             | CONCRETE B  | 0 100                | 24           | 25                                                                                                                | 600.00  | SF                       | 5.20        | 5.20           | 100                | 2003            | 2003        | 3              | 82     | 2,558                     |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              |                                                                                                                   |         |                          |             |                | TOTAL OB/XF        |                 |             |                |        |                           |            |                |                   |                             | 2,558                  |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| 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                                                                                                               |         | OR                       | 0.00        | 0.00           | 1.00               | LT              |             | 1.00           | 1.00   | 1.00                      | 50,000.00  | 50,000.00      | 50,000            |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                                                   |         |                          |             |                |                    |                 |             |                |        |                           |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |
| REVIEW DATE              | 01/04/2023       | BY          | KW                   |              | Total Acres: 0.00                                                                                                 |         | Total Land Value: 50,000 |             | Market: 0      |                    | Agricultural: 0 |             | Common: 50,000 |        | PRINTED 07/30/2025 BY SYS |            |                |                   |                             |                        |         |      |     |          |                 |  |  |  |  |  |  |  |  |  |

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