



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units	0	100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	1993	2,232	143,155
FGR	700	55	1993	385	24,693
FOP	160	30	1993	48	3,079
FST	100	55	1993	55	3,528
UOP	60	20	1993	12	770
TOTALS	3,252			2,732	175,224

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,732	97.9200	97.92	267,517	1960	1960	0	0	34.50	65.50	

1 SINGLE FAM - 0% - 0

Heated Area: 2232

HX Base Yr

The floor plan diagram illustrates the layout of a single-family home with various rooms and their dimensions. The rooms are labeled with blue text: BAS 1993 (Bathroom), FGR 1993 (Front Garden Room), FST 1993 (Front Staircase), FOP 1993 (Front Office/Parlor), and UOP 1993 (Upper Office/Parlor). The dimensions are provided for each room and the overall layout. The overall dimensions are 60 units wide and 33 units deep. The rooms are connected by a central hallway. The dimensions for the rooms are: BAS 1993 (12x19), FGR 1993 (19x28), FST 1993 (10x10), FOP 1993 (20x20), and UOP 1993 (10x10). The overall dimensions are 60x33.

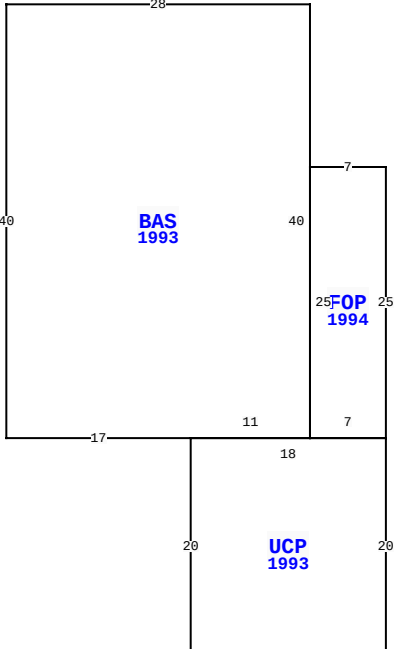
Bld Date

Lgl Date

HAGAN REAL ESTATE INVMNTS LLC
615896 RIVER ROAD
CALLAHAN, FL 32011

2025



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		19	COMMON BRK 100		0100	01	1,244	130.3800	130.38	162,193	1965	1965		0	10	0	39.50	50.50	6																				
Roof Structur		03	GABLE/HIP 100		2 SINGLE FAM - 0% - 0															Heated Area: 1120					HX Base Yr					VALUATION BY					STANDARD				
Roof Cover		03	COMP SHNGL 100																						Tax Group: 6					Tax Dist:									
Interior Wall		05	DRYWALL 100																	257,131					BUILDING MARKET VALUE					12,844									
Interior Floo		14	CARPET 80																	70,000					TOTAL MARKET OB/XF VALUE					339,975									
Interior Floo		08	SHT VINYL 20																	339,975					TOTAL LAND VALUE - MARKET					0									
Air Condition		03	CENTRAL 100																	339,975					TOTAL MARKET VALUE					0									
Heating Type		04	AIR DUCTED 100																	339,975					ASSESSED VALUE					0									
Bedrooms			3 100																	339,975					TOTAL EXEMPTION VALUE					339,975									
Bathrooms			1 100																	339,975					BASE TAXABLE VALUE					339,975									
Frame		03	MASONRY 100																	339,975					TOTAL JUST VALUE					0									
Stories		1.	1. 100																	339,975					NCON VALUE					INCOME VALUE									
Units			0 100		339,975					PREVIOUS YEAR MKT VALUE					319,069																								
Occupancy		00	NONE 100																																				