

**JOHNSON MICHAEL R & MELISSA J**  
54205 BAYLAND DRIVE  
CALLAHAN, FL 32011

46-2N-25-0240-0108-0000

| BUILDING CHARACTERISTICS |                  |             |         |              |                      |         |          |    |                 | MARKET ADJUSTMENTS         |           |         |                   |   |                 |                 |       |  |      | NASSAU COUNTY PROPERTY |   |  |   |  |      |  |       |  |  |
|--------------------------|------------------|-------------|---------|--------------|----------------------|---------|----------|----|-----------------|----------------------------|-----------|---------|-------------------|---|-----------------|-----------------|-------|--|------|------------------------|---|--|---|--|------|--|-------|--|--|
| CONSTRUCTION             |                  |             |         |              |                      |         |          |    |                 | VALUATION SUMMARY          |           |         |                   |   |                 |                 |       |  |      | PAGE 1 of 1            |   |  |   |  |      |  |       |  |  |
| ELEMENT                  |                  | CD          | 20      |              | FACE BRICK 100       |         | 0900     |    | 01              | 2,333                      | 112.1610  |         | 148.05            |   | 345,401         |                 | 2013  |  | 2013 |                        | 0 |  | 0 |  | 8.25 |  | 91.75 |  |  |
| Exterior Wall            |                  | 03          | 03      |              | GABLE/HIP 100        |         | 1        |    | SNGL FAM - 100% |                            | - 2014    |         | Heated Area: 1937 |   | HX Base Yr 2014 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Roof Structur            |                  | 03          | 03      |              | COMP SHNGL 100       |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Roof Cover               |                  | 05          | 05      |              | DRYWALL 100          |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Interior Wall            |                  | 14          | 14      |              | CARPET 60            |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Interior Floo            |                  | 08          | 08      |              | SHT VINYL 40         |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Air Condition            |                  | 03          | 03      |              | CENTRAL 100          |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Heating Type             |                  | 04          | 04      |              | AIR DUCTED 100       |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Bedrooms                 |                  |             |         |              | 4 100                |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Bathrooms                |                  |             |         |              | 2 100                |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Frame                    |                  | 02          | 02      |              | WOOD FRAME 100       |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Stories                  |                  | 1.          | 1.      |              | 1. 100               |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Units                    |                  | 00          | 00      |              | 0 100                |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Occupancy                |                  | 00          | 00      |              | NONE 100             |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| Quality                  |                  | 04          | 04      |              | Quality Level 04     |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| DOR CODE                 |                  | 0100        | 0100    |              | SINGLE FAMILY        |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| MAP NUM                  |                  |             |         |              | MKT AREA             |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| NEIGHBORHOOD/LOC         |                  | 8015.00     | 8015.00 |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR    | TOT ADJ AREA | SUBAREA MARKET VALUE |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| BAS                      | 1,937            | 100         | 2013    | 1,937        | 263,114              |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| FGR                      | 492              | 55          | 2013    | 271          | 36,812               |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| FOP                      | 121              | 30          | 2013    | 36           | 4,890                |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| UOP                      | 84               | 20          | 2013    | 17           | 2,309                |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| USP                      | 240              | 30          | 2013    | 72           | 9,781                |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| TOTALS                   |                  | 2,874       |         |              | 2,333                | 316,905 |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| EXTRA FEATURES           |                  |             |         |              |                      |         |          |    |                 | 54205 BAYLAND DR, CALLAHAN |           |         |                   |   |                 |                 |       |  |      | BLD DATE               |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      | XF DATE                |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      | LGL DATE               |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      | LAND DATE              |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      | AG DATE                |   |  |   |  |      |  |       |  |  |
| 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       | 100          | 0                    | 0       | 2,507.00 | SF | 4.00            | 4.00                       | 100       | 2013    | 2013              | 3 | 93              | 9,326           |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| 2                        | 0476             | VF 6 SBPL   | 1       | 100          | 0                    | 0       | 360.00   | LF | 32.00           | 32.00                      | 100       | 2023    | 2022              |   | 98              | 11,290          |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| 3                        | 0470             | VNYL GATE   | 1       | 100          | 0                    | 0       | 2.00     | UT | 300.00          | 300.00                     | 100       | 2023    | 2022              |   | 98              | 588             |       |  |      |                        |   |  |   |  |      |  |       |  |  |
| 4                        | 0351             | CARPORT MT  | 1       | 100          | 40                   | 30      | 1,200.00 | SF | 10.00           | 10.00                      | 100       | 2023    | 2021              |   | 90              | 10,800          |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |
|                          |                  |             |         |              |                      |         |          |    |                 |                            |           |         |                   |   |                 |                 |       |  |      |                        |   |  |   |  |      |  |       |  |  |