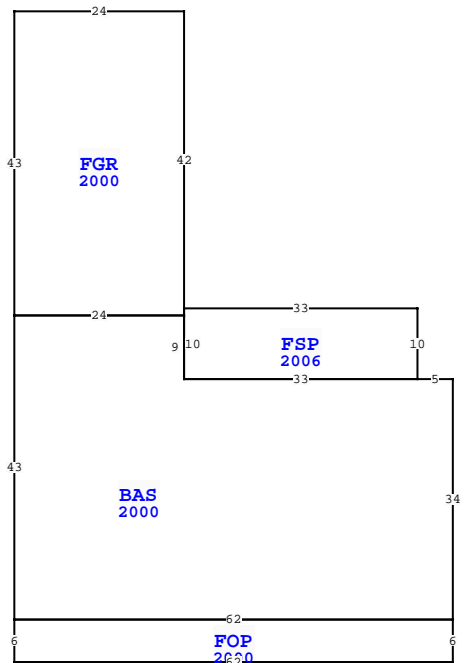


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 70 |
| Interior Floo | 11 | CLAY TILE | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 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 | | 8010.00 | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,324 | 100 | 2000 |
| FGR | 1,032 | 55 | 2000 |
| FOP | 372 | 30 | 2000 |
| FSP | 330 | 40 | 2006 |
| TOTALS | 4,058 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|----------|-----------|-------------|----------------|----------------|------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SNGL FAM | - 100% | - 2018 | | | | | | | | |
| | | | | | Heated Area: | 2324 | | | | | |
| | | | | | HX Base Yr | 2018 | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 6 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 6 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 372,729 |
| TOTAL MARKET OB/XF VALUE | | | 28,762 |
| TOTAL LAND VALUE - MARKET | | | 55,000 |
| TOTAL MARKET VALUE | | | 456,491 |
| SOH/AGL Deduction | | | 191,893 |
| ASSESSED VALUE | | | 264,598 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 213,876 |
| TOTAL JUST VALUE | | | 456,491 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 439,762 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22008425 | REPAIR/RRF | 68,749 | 06/01/2022 |
| B007077 | NEW CONSTR | 131,742 | 04/01/2000 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2800/1273 | 7/11/2025 | WD | Q | I | 01 | 345,800 |
| GRANTOR: SZOSTEK MATTHEW | | | | | | |
| GRANTEE: GREEN LOREN THORN | | | | | | |
| 2084/1372 | 10/04/2016 | SW | Q | I | 01 | 260,000 |
| GRANTOR: RESIDENTIAL CREDIT OP | | | | | | |
| GRANTEE: SZOSTEK MATTHEW | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | 55056 YELLOW JACKET 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 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 83 | 2,905 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 4,223.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 77 | 13,007 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 153.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 77 | 766 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 20 | 400.00 | SF | 35.00 | 35.00 | 100 | 2006 | 2006 | 3 | 40 | 5,600 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 0 | 829.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 83 | 4,472 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 20 | 360.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 2,012 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/04/2024 | MLU |

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS=[YR=2000] W5 FSP=[YR=2006] N10 W33 FGR=[YR=2000] N42 W24 S43 E24 N1 \$ S10 E33 \$ W33 N9 W24 S43 FOP=[YR=2000] S6 E62 N6 W62 \$ E62 N34 \$. | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 28,762 | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000134 | C | RES POND | 100 | 0006 | RS-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |