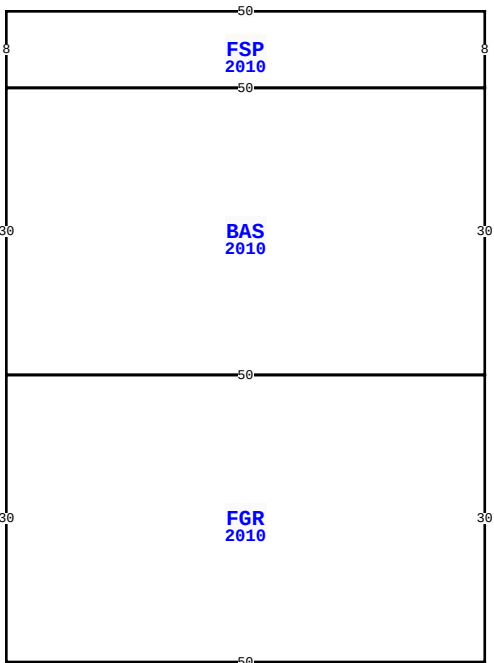


**IRBY GARY & MICHELLE L**  
452475 OLD DIXIE HWY  
CALLAHAN, FL 32011

# 2026



| 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            |                  | 10          | ABOVE AVG 100        |              |                                | 0100                                                                              | 01    | 2,485     | 124.3104                 |                    | 130.53         | 324,367         | 2010        | 2010    | 0                   | 0                         | 0          | 7.00                        | 93.00     | VALUATION BY           |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |              |                                | 1 SINGLE FAM 100% - 2011                                                          |       |           |                          |                    |                |                 |             |         |                     | Heated Area: 1500         |            |                             |           |                        |                           |     |     |        |  | HX Base Yr 2011 |  |  |  |  |  |  |  |  |  | STANDARD |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |              |                                |  |       |           |                          |                    |                |                 |             |         |                     | BUILDING MARKET VALUE     |            |                             |           |                        |                           |     |     |        |  | 342,170         |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     | TOTAL MARKET OB/XF VALUE  |            |                             |           |                        |                           |     |     |        |  | 0               |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 80            |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     | TOTAL LAND VALUE - MARKET |            |                             |           |                        |                           |     |     |        |  | 190,875         |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 11          | CLAY TILE 20         |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     | TOTAL MARKET VALUE        |            |                             |           |                        |                           |     |     |        |  | 365,987         |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     | SOH/AGL Deduction         |            |                             |           |                        |                           |     |     |        |  | 139,894         |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     | ASSESSED VALUE            |            |                             |           |                        |                           |     |     |        |  | 226,093         |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 2 100                |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     | TOTAL EXEMPTION VALUE     |            |                             |           |                        |                           |     |     |        |  | HX HB 51,411    |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100                |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     | BASE TAXABLE VALUE        |            |                             |           |                        |                           |     |     |        |  | 174,682         |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     | TOTAL JUST VALUE          |            |                             |           |                        |                           |     |     |        |  | 533,045         |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 0           | 0 100                |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     | NCON VALUE                |            |                             |           |                        |                           |     |     |        |  | 0               |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0           | 0 100                |              |                                | INCOME VALUE                                                                      |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |              |                                | PREVIOUS YEAR MKT VALUE                                                           |       |           |                          |                    |                |                 |             |         |                     | 593,036                   |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 06          | Quality Level 06     |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 6000        | PASTURELAND 1        |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| 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                      | 1,500            | 100         | 2010                 | 1,500        | 182,089                        |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| FGR                      | 1,500            | 55          | 2010                 | 825          | 100,149                        |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| FSP                      | 400              | 40          | 2010                 | 160          | 19,423                         |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 3,400       |                      | 2,485        | 301,661                        |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              | 452475 OLD DIXIE HWY, CALLAHAN |                                                                                   |       |           |                          |                    |                |                 |             |         | BLD DATE            |                           |            |                             | LGL DATE  |                        | 05/08/2026                |     | MLU |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         | XF DATE             |                           |            |                             | LAND DATE |                        | 01/30/2025                |     | KBA |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         | INC 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      |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              |                                |                                                                                   |       |           |                          |                    |                |                 |             |         |                     |                           |            |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| 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                        | 005000           | C           | AGRICULTURAL         | 100          | 0004                           | OR                                                                                | 0.00  | 0.00      | 1.00                     | AC                 |                | 1.00            | 1.00        | 1.00    | 13,000.00           | 13,000.00                 | 13,000     |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| 2                        | 009530           | C           | POND                 | 100          |                                | OR                                                                                | 0.00  | 0.00      | 2.25                     | AC                 |                | 1.00            | 1.00        | 1.00    | 2,500.00            | 2,500.00                  | 5,625      |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| 3                        | 005010           | A           | SERVICE ACRE         | 0            |                                | OR                                                                                | 0.00  | 0.00      | 1.00                     | AC                 |                | 1.00            | 1.00        | 1.00    | 500.00              | 500.00                    | 500        |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| 4                        | 005500           | A           | TIMBER 2 N S         | 0            |                                | OR                                                                                | 0.00  | 0.00      | 1.00                     | AC                 |                | 1.00            | 1.00        | 1.00    | 530.00              | 530.00                    | 530        |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| 5                        | 006000           | A           | PASTURE - HA         | 0            |                                | OR                                                                                | 0.00  | 0.00      | 11.25                    | AC                 |                | 1.00            | 1.00        | 1.00    | 370.00              | 370.00                    | 4,162      |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| 6                        | 009910           | M           | MARKET VALUE         | 0            |                                | OR                                                                                | 0.00  | 0.00      | 13.25                    | AC                 |                | 1.00            | 1.00        | 1.00    | 13,000.00           | 13,000.00                 | 172,250    |                             |           |                        |                           |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| REVIEW DATE              |                  | 01/01/2023  |                      | BY           | CD                             | Total Acres: 16.50                                                                |       |           | Total Land Value: 23,817 |                    |                | Market: 172,250 |             |         | Agricultural: 5,192 |                           |            | Common: 18,625              |           |                        | PRINTED 07/09/2026 BY SYS |     |     |        |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |

**IRBY GARY & MICHELLE L**  
452475 OLD DIXIE HWY  
CALLAHAN, FL 32011

**03-2N-24-0000-0003-0020**

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