

PT SW1/4 OF SEC 3-2N-25E  
IN OR 2028/167 (EX UTIL  
ESMT IN OR 1534/1555)

HALL JON STUART &/BURKE LESLIE CAROL  
45570 MUSSELWHITE RD  
CALLAHAN, FL 32011

2026

03-2N-25-0000-0001-0030



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 80     |
| Interior Wall            | 06 | CUST PANEL 20  |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 06 | ENG CENTRL 100 |
| Heating Type             | 10 | ENG H WATR 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

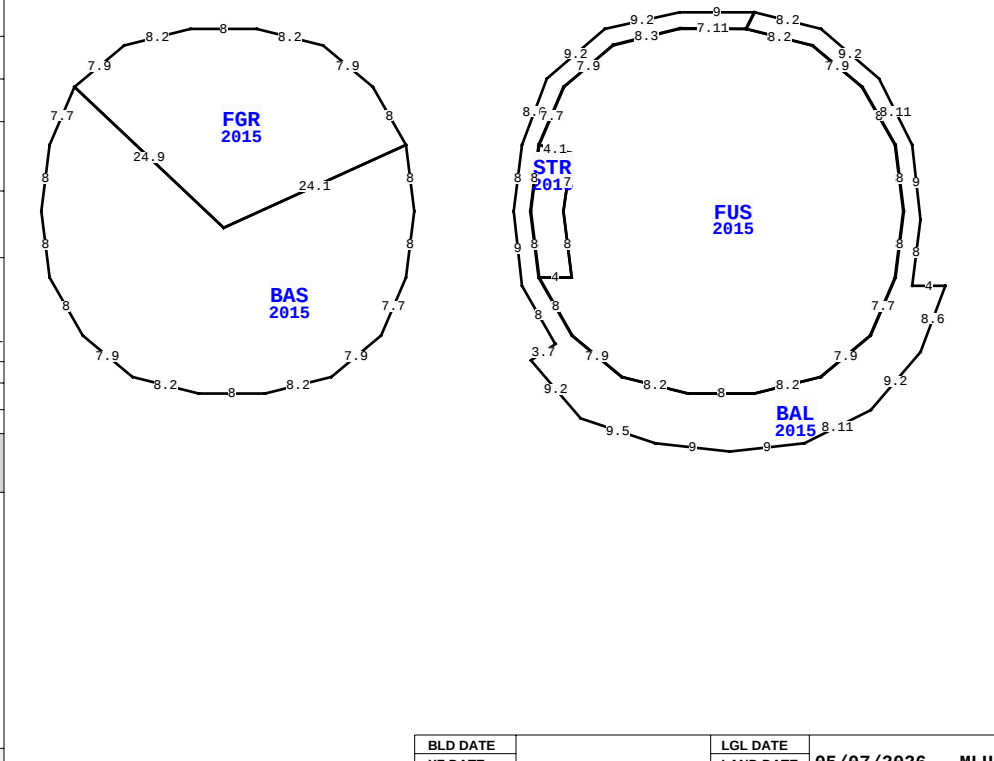
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|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 5000    | IMPROVED AG      |
| MAP NUM          |         | MKT AREA         |
|                  |         | 08               |
| NEIGHBORHOOD/LOC | 8026.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 567              | 15          | 2015 | 85           | 13,523               |
| BAS       | 1,036            | 100         | 2015 | 1,036        | 164,821              |
| FGR       | 585              | 55          | 2015 | 322          | 51,228               |
| FUS       | 1,559            | 100         | 2015 | 1,559        | 248,027              |
| STR       | 63               | 10          | 2015 | 6            | 955                  |
| TOTALS    | 3,810            |             |      | 3,008        | 478,553              |

| EXTRA FEATURES |            |             |         |    |    |          |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 12 | 12 | 144.00   | SF | 37.50 | 37.50          | 100       | 2006    |
| 2              | 0681       | POLE SHED   | 0 100   | 10 | 12 | 120.00   | SF | 15.00 | 15.00          | 100       | 2006    |
| 3              | 0681       | POLE SHED   | 0 100   | 4  | 12 | 48.00    | SF | 15.00 | 15.00          | 100       | 2006    |
| 4              | 0201       | BARN WD 10  | 0 100   | 0  | 0  | 2,280.00 | SF | 17.00 | 17.00          | 100       | 2013    |
| 5              | 0201       | BARN WD 10  | 0 100   | 40 | 60 | 2,400.00 | SF | 17.00 | 17.00          | 100       | 2017    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 005000   | C   | AGRICULTURAL         | 100 |     | OR       | 0.00  | 0.00  | 1.00        | AC        |     |
| 2                | 006000   | A   | PASTURE - HA         | 0   |     | OR       | 0.00  | 0.00  | 12.19       | AC        |     |
| 3                | 005600   | A   | TIMBER 3 N S         | 0   |     | OR       | 0.00  | 0.00  | 5.00        | AC        |     |
| 4                | 009910   | M   | MARKET VALUE         | 0   |     | OR       | 0.00  | 0.00  | 17.19       | AC        |     |

| MARKET ADJUSTMENTS |     |           |             |                   |                |      |                 |      |      |      |        |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|-----------------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB             | ECON | FNCT | NORM | % COND |
| 0500               | 01  | 3,008     | 100.3536    | 166.59            | 501,103        | 2015 | 2015            | 0    | 0    | 4.50 | 95.50  |
| 1 SFR CUST         |     |           | 100% - 2016 | Heated Area: 2595 |                |      | HX Base Yr 2016 |      |      |      |        |



|                                 |    |       |                |           |         |             |   |           |                 |            |  |     |  |
|---------------------------------|----|-------|----------------|-----------|---------|-------------|---|-----------|-----------------|------------|--|-----|--|
| 45570 MUSSELEWHITE RD, CALLAHAN |    |       |                | XF DATE   |         |             |   | LAND DATE |                 | 05/01/2026 |  | MLU |  |
|                                 |    |       |                | INC DATE  |         |             |   | AG DATE   |                 | 10/18/2024 |  | KBA |  |
| UNITS                           | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND    | OB/XF MKT VALUE | NOTES      |  |     |  |
| 144.00                          | SF | 37.50 | 37.50          | 100       | 2006    | 2006        | 3 | 22        | 1,188           |            |  |     |  |
| 120.00                          | SF | 15.00 | 15.00          | 100       | 2006    | 2006        | 3 | 36        | 648             |            |  |     |  |
| 48.00                           | SF | 15.00 | 15.00          | 100       | 2006    | 2006        | 3 | 36        | 259             |            |  |     |  |
| 2,280.00                        | SF | 17.00 | 17.00          | 100       | 2013    | 2013        | 3 | 64        | 24,806          |            |  |     |  |
| 2,400.00                        | SF | 17.00 | 17.00          | 100       | 2017    | 2017        | 3 | 78        | 31,824          |            |  |     |  |
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| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |             |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |
| Tax Group: 6              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 478,553     |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 58,725      |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 265,574     |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 558,363     |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 120,297     |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 438,066     |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 51,411      |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 386,655     |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 802,852     |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 813,834     |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| M14468     | MECH OTHER  | 0      | 04/01/2009 |
| B21235     | AG BARN     | 0      | 03/01/2008 |
| B21236     | AG BARN     | 0      | 03/01/2008 |
| R10899     | REPAIR/RRF  | 32,700 | 12/01/2007 |
| E20274     | ELEC OTHER  | 2,000  | 11/01/2007 |
| P12768     | OTHER       | 0      | 10/01/2007 |

| SALES DATA                   |            |              |        |        |           |               |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2028/0167                    | 4/28/2016  | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: HALL JON S &        |            |              |        |        |           |               |  |
| GRANTEE: HALL JON STUART & L |            |              |        |        |           |               |  |
| 1461/1314                    | 11/28/2006 | WD           | Q      | V      |           | 324,000       |  |
| GRANTOR: GREEN DONALD T      |            |              |        |        |           |               |  |
| GRANTEE: HALL JON S & LESLIE |            |              |        |        |           |               |  |

| BUILDING NOTES                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FUS=[YR=2015;ORIG=67,-2] U7R3 U5R6 U2R8 E8 D2R8 D5R6 D7R4 D8R1 D8L1 D7L3 D5L6 D2L8 W8 U2L8 U5L6 U7L4 E4 U8L1 U7R1 U1L4 \$                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2015;ORIG=11,-9] D17R18 U10R22 D8R1 D8L1 D7L3 D5L6 D2L8 W8 U2L8 U5L6 U7L4 U8L1 U8R1 U7R3 \$                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2015;ORIG=33,-16] D2R8 D5R6 D7R4 D10L22 U17L18 U5R6 U2R8 E8 \$                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |
| BAL=[YR=2015;ORIG=69,22] U7L4 U9L1 U8R1 U8R3 U6R7 U2R9 E9 D2L1 U0.1L7.11 D2L8.1 D5.1L5.11 D7L3 D8L1 D8R1 D7R4 D5R6 D2R8 E8 U2R8 U5R6 U7R3 U8R1 U8L1 U7L4 U5L6 U2L8 U2R1 D2R8 D6R7 D8R4 D9R1 D8L1 E4 D8L3 D7L6 D4L8 D1L9 U1L9 U3L9 U7L6 U2R3 \$ |  |  |  |  |  |  |  |  |  |  |  |
| STR=[YR=2015;ORIG=66,6] U8R1 D1R4 D7L1 D8R1 W4 U8L1 \$                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |