PT N1/2 LYING W OF RD
(EX OR 2465/967, OR 2758/1538 &
PT CHANDLER'S MEADOW #1)

FLORIDA INFRASTRUCTURE INC
PO BOX 1269
CALLAHAN, FL 32011

**2026**

**11-2N-24-0000-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

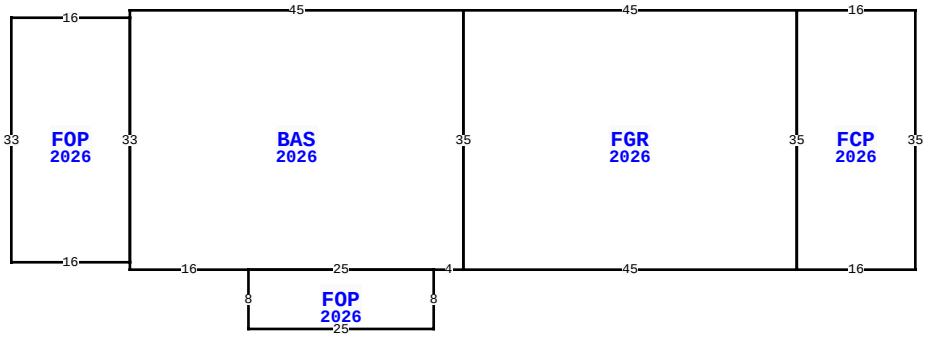
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Interior Floo | 01 | NONE 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 1,575 | 100 | 2026 | 1,575 | 254,300 |
| FCP | 560 | 25 | 2026 | 140 | 22,604 |
| FGR | 1,575 | 55 | 2026 | 866 | 139,824 |
| FOP | 200 | 30 | 2026 | 60 | 9,688 |
| FOP | 528 | 30 | 2026 | 158 | 25,511 |
| TOTALS | 4,438 | | | 2,799 | 451,927 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,799 | 116.1600 | 161.46 | 451,927 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 0% - 2026 Heated Area: 1575 HX Base Yr




36105 COTTONWOOD DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | 01/30/2025 KBA |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 451,927 |
| TOTAL MARKET OB/XF VALUE | 3,500 |
| TOTAL LAND VALUE - MARKET | 1,247,140 |
| TOTAL MARKET VALUE | 534,161 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 534,161 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 534,161 |
| TOTAL JUST VALUE | 1,702,567 |
| NCON VALUE | 455,427 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 648,570 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230006990 | NEW SFR T-3576 H- | | 05/30/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1901/1574 | 1/24/2014 | WD | U | I | 30 | 1,727,500 |
| GRANTOR: BRANDY BRANCH DAIRY I | | | | | | |
| GRANTEE: FLORIDA INFRASTRUCT | | | | | | |
| 1834/0098 | 12/24/2012 | WD | Q | I | 05 | 2,000,000 |
| GRANTOR: CITIZENS STATE BANK | | | | | | |
| GRANTEE: BRANDY BRANCH DAIRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=130,0] W45 S35 E45 N35 $
BAS=[YR=2026;ORIG=85,0] W45 S1 S33 S1 E16 E25 E4 N35 $
FCP=[YR=2026;ORIG=130,0] E16 S35 W16 N35 $
FOP=[YR=2026;ORIG=24,1] E16 S33 W16 N33 $
FOP=[YR=2026;ORIG=56,35] E25 S8 W25 N8 $
.

## EXTRA FEATURES

| LN | 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2026 | 2025 | 03 | 100 | 3,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,500

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 0 | | OR | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |
| 2 | 006005 | A | PASTURE - GR | 0 | | OR | 0.00 | 0.00 | 103.74 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 38,384 | | | | | | | |
| 3 | 005970 | A | AGRICULTURAL | 0 | | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 70.00 | 70.00 | 350 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 109.74 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 1,207,140 | | | | | | | |

REVIEW DATE 01/07/2026 BY WW Total Acres: 109.74 Total Land Value: 78,734 Market: 1,207,140 Agricultural: 38,734 Common: 40,000 PRINTED 07/09/2026 BY SYS