



| BUILDING CHARACTERISTICS |                  |                |                  |              |                      |
|--------------------------|------------------|----------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |                  |              |                      |
| Exterior Wall            | 20               | FACE BRICK 100 |                  |              |                      |
| Roof Structure           | 08               | IRREGULAR 100  |                  |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |                  |              |                      |
| Interior Wall            | 05               | DRYWALL 100    |                  |              |                      |
| Interior Floor           | 14               | CARPET 80      |                  |              |                      |
| Interior Floor           | 08               | SHT VINYL 20   |                  |              |                      |
| Air Condition            | 03               | CENTRAL 100    |                  |              |                      |
| Heating Type             | 04               | AIR DUCTED 100 |                  |              |                      |
| Bedrooms                 |                  | 4 100          |                  |              |                      |
| Bathrooms                |                  | 3 100          |                  |              |                      |
| Frame                    | 02               | WOOD FRAME 100 |                  |              |                      |
| Stories                  | 0                | 0 100          |                  |              |                      |
| Units                    | 0                | 0 100          |                  |              |                      |
| Occupancy                | 00               | NONE 100       |                  |              |                      |
|                          |                  |                |                  |              |                      |
|                          |                  |                |                  |              |                      |
| Quality                  |                  | 02             | Quality Level 02 |              |                      |
| 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                      | 2,550            | 100            | 1996             | 2,550        | 263,230              |
| FDG                      | 480              | 60             | 1996             | 288          | 29,730               |
| FDG                      | 480              | 60             | 2016             | 288          | 29,730               |
| FGR                      | 468              | 55             | 1996             | 257          | 26,529               |
| FOP                      | 268              | 30             | 1996             | 80           | 8,259                |
| FOP                      | 96               | 30             | 2013             | 29           | 2,994                |
| FSP                      | 144              | 40             | 2017             | 58           | 5,987                |
| USP                      | 252              | 30             | 2017             | 76           | 7,845                |
| TOTALS                   | 4,738            |                |                  | 3,626        | 374,303              |

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |          |      |      |      |   |           |         |            |     |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|----------|------|------|------|---|-----------|---------|------------|-----|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB      | EYB  | ECON | FNCT |   | NORM      | % COND  |            |     |
| 0900                                                     | 01  | 3,626     | 94.9050     | 131.92         | 478,342        | 1996     | 1996 | 0    | 0    | 0 | 21.75     | 78.25   |            |     |
| 1 SNGL FAM 100% - 2020 Heated Area: 2550 HX Base Yr 2020 |     |           |             |                |                |          |      |      |      |   |           |         |            |     |
|                                                          |     |           |             |                |                |          |      |      |      |   |           |         |            |     |
| 451625 OLD DIXIE HWY, CALLAHAN                           |     |           |             |                |                |          |      |      |      |   |           |         |            |     |
|                                                          |     |           |             |                |                | BLD DATE |      |      |      |   | LGL DATE  |         |            |     |
|                                                          |     |           |             |                |                | XF DATE  |      |      |      |   | LAND DATE |         |            |     |
|                                                          |     |           |             |                |                |          |      |      |      |   |           | AG DATE | 05/08/2026 | MLU |
|                                                          |     |           |             |                |                |          |      |      |      |   |           |         |            |     |

|                |       |             |     |     |    |       |          |         |          |                                |      |          |        |   |         |           |       |         |           |            |            |     |     |  |
|----------------|-------|-------------|-----|-----|----|-------|----------|---------|----------|--------------------------------|------|----------|--------|---|---------|-----------|-------|---------|-----------|------------|------------|-----|-----|--|
| TOTALS         |       | 4,738       |     |     |    | 3,626 |          | 374,303 |          | 451625 OLD DIXIE HWY, CALLAHAN |      |          |        |   | XF DATE |           |       |         | LAND DATE |            | 05/08/2026 |     | MLU |  |
| EXTRA FEATURES |       |             |     |     |    |       |          |         |          |                                |      | INC DATE |        |   |         |           |       | AG DATE |           | 01/17/2025 |            | KBA |     |  |
| L              | OB/XF | DESCRIPTION | BLD | CAP | L  | W     | UNITS    | UT      | Adj R    | ADJ UNIT                       | ORIG | YEAR     | YEAR   | Q | %       | OB/XF MKT | NOTES |         |           |            |            |     |     |  |
| N              | CODE  |             |     |     |    |       |          |         |          | PRICE                          | COND | ON       | ACTUAL |   | COND    | VALUE     |       |         |           |            |            |     |     |  |
| 1              | 0500  | FP-PRE FAB  | 0   | 100 | 0  | 0     | 1.00     | UT      | 3,500.00 | 3,500.00                       | 100  | 1997     | 1997   | 3 | 77      | 2,695     |       |         |           |            |            |     |     |  |
| 4              | 0510  | GARAGE WD-  | 0   | 100 | 40 | 26    | 1,040.00 | SF      | 35.00    | 35.00                          | 100  | 2017     | 2017   | 3 | 78      | 28,392    |       |         |           |            |            |     |     |  |
|                |       |             |     |     |    |       |          |         |          |                                |      |          |        |   |         |           |       |         |           |            |            |     |     |  |
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