

PT OF SEC 13-2N-24 & 18-2N-25  
IN OR 1073/1507  
ESMT PT OR 1861/825

BREWER DONALD E JR & CANDACE L  
451040 OLD DIXIE HWY  
CALLAHAN, FL 32011

2026

13-2N-24-0000-0002-0110



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 03 | MASONRY 100    |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

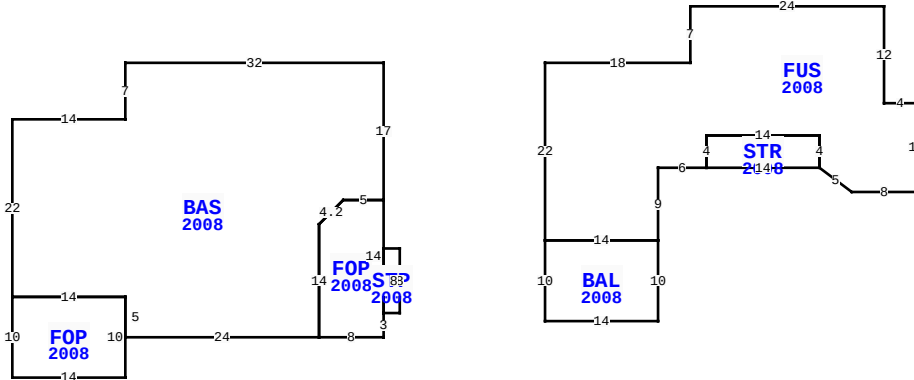
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 140              | 15          | 2008 | 21           | 2,639                |
| BAS       | 1,265            | 100         | 2008 | 1,265        | 158,933              |
| FOP       | 132              | 30          | 2008 | 40           | 5,025                |
| FOP       | 140              | 30          | 2008 | 42           | 5,277                |
| FUS       | 846              | 100         | 2008 | 846          | 106,290              |
| STP       | 16               | 10          | 2008 | 2            | 252                  |
| STR       | 56               | 10          | 2008 | 6            | 754                  |
| TOTALS    | 2,595            |             |      | 2,222        | 279,169              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |
| 2              | 0504       | FP-ELECTRI  |
| 3              | 0350       | CARPORT WD  |
| 5              | 0350       | CARPORT WD  |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |

| MARKET ADJUSTMENTS |     |           |             |                   |                |      |                 |      |      |   |      |        |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|-----------------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB             | ECON | FNCT |   | NORM | % COND |
| 0900               | 01  | 2,222     | 98.7840     | 137.31            | 305,103        | 2008 | 2008            | 0    | 0    | 0 | 8.50 | 91.50  |
| 1 SNGL FAM         |     |           | 100% - 2003 | Heated Area: 2111 |                |      | HX Base Yr 2003 |      |      |   |      |        |



451040 OLD DIXIE HWY, CALLAHAN

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

05/08/2026 MLU

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 6 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 6              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 279,169   |               |
| TOTAL MARKET OB/XF VALUE  |  | 11,347    |               |
| TOTAL LAND VALUE - MARKET |  | 114,750   |               |
| TOTAL MARKET VALUE        |  | 405,266   |               |
| SOH/AGL Deduction         |  | 208,346   |               |
| ASSESSED VALUE            |  | 196,920   |               |
| TOTAL EXEMPTION VALUE     |  | 51,411    |               |
| BASE TAXABLE VALUE        |  | 145,509   |               |
| TOTAL JUST VALUE          |  | 405,266   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 390,855   |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B230014066 |             | 15,408  | 11/01/2023 |
| P13349     | OTHER       | 0       | 07/01/2008 |
| R11068     | REPAIR/RRF  | 6,504   | 03/01/2008 |
| M13654     | MECH OTHER  | 0       | 02/01/2008 |
| C20440     | CO ISSUED   | 185,000 | 01/01/2008 |
| E20089     | ELEC OTHER  | 3,500   | 10/01/2007 |

| SALES DATA                   |           |           |     |     |        |
|------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1073/1507                    | 8/08/2002 | WD        | Q   | V   |        |
| GRANTOR: BARNES ROBERT L &   |           |           |     |     | 45,000 |
| GRANTEE: BREWER DONALD JR &  |           |           |     |     |        |
| 0785/1354                    | 2/25/1997 | WD        | Q   | V   |        |
| GRANTOR: CROSBY GARY O       |           |           |     |     | 20,000 |
| GRANTEE: BARNES ROBERT & LEW |           |           |     |     |        |

| BUILDING NOTES |  |  |
|----------------|--|--|
|                |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                   |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=2008] W32 S7 W14 S22 FOP=[YR=2008] S10 E14 N10 W14 \$ E14 S5 E24 FOP=[YR=2008] E8 N3 STP=[YR=2008] E2 N8 W2 S8 \$ N14 W5 L3 D3 S14 \$ N14 U3 R3 E5 N17\$ PTR= E20 FUS=[YR=2008] E18 N7 E24 S12 E4 S11 W8 U3 L4 STR=[YR=2008] W14 N4 E14 S4\$ N4 W14 S4 W6 S9 BAL=[YR=2008] S10 W14 N10 E14\$ W14 N22\$ W20\$. |  |  |