



| 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  | PAGE 1 of 2     |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 17               | CB STUCCO 50   | 0820                            | 02           | 1,489                | 87.4000                        | 74.29          | 110,618        | 1971           | 1971      | 0       | 0           | 0      | 70.00   | 30.00           | VALUATION BY STANDARD             |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 25               | MOD METAL 50   | 1 M/H 93- 100% - 0              |              |                      |                                |                |                |                |           |         |             |        |         |                 | Heated Area: 1380 HX Base Yr 2005 |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                             | 03               | GABLE/HIP 100  |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   | Tax Group: 6 Tax Dist:             |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 01               | MINIMUM 100    |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   | BUILDING MARKET VALUE 36,349       |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 04               | PLYWOOD 70     |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   | TOTAL MARKET OB/XF VALUE 17,260    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 01               | MINIMUM 30     |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   | TOTAL LAND VALUE - MARKET 54,200   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                             | 03               | CONC FINSH 50  |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   | TOTAL MARKET VALUE 107,809         |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                             | 08               | SHT VINYL 50   |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   | SOH/AGL Deduction 37,982           |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                              | 01               | NONE 100       |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   | ASSESSED VALUE 69,827              |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                               | 02               | CONVECTION 100 |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   | TOTAL EXEMPTION VALUE HX HB 33,846 |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 01               | 3 100          |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   | BASE TAXABLE VALUE 35,981          |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 02               | 1.5 100        |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   | TOTAL JUST VALUE 107,809           |                             |      |         |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 | NCON VALUE 0                    |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         | INCOME VALUE                    |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                      |                  | 0 100          | PREVIOUS YEAR MKT VALUE 111,343 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Quality 03 Quality Level 03                                                                                                                |                  |                |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| DOR CODE 0200 MOBILE HOME                                                                                                                  |                  |                |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                        | 800              | 100            | 1993                            | 800          | 17,830               |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                        | 180              | 100            | 2021                            | 180          | 4,012                |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                        | 210              | 100            | 2021                            | 210          | 4,680                |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| FEP                                                                                                                                        | 224              | 85             | 1993                            | 190          | 4,235                |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                        | 128              | 25             | 1993                            | 32           | 713                  |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                        | 243              | 25             | 1993                            | 61           | 1,360                |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                        | 66               | 25             | 1997                            | 16           | 357                  |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     | 1,851            |                |                                 | 1,489        | 33,185               |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                                 |              |                      | 451126 OLD DIXIE HWY, CALLAHAN |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                             |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 1                                                                                                                                          | 0940             | SHEDS/PORT     | 0 100                           | 15           | 12                   | 180.00                         | SF             | 30.00          | 30.00          | 100       | 1971    | 1971        | 3      | 20      | 1,080           |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 0680             | POLE SHED      | 0 100                           | 15           | 11                   | 165.00                         | SF             | 10.00          | 10.00          | 100       | 1971    | 1971        | 3      | 20      | 330             |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                          | 0350             | CARPORT WD     | 0 100                           | 19           | 11                   | 209.00                         | SF             | 13.00          | 13.00          | 100       | 1986    | 1986        | 3      | 20      | 543             |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                          | 0940             | SHEDS/PORT     | 0 100                           | 8            | 8                    | 64.00                          | SF             | 30.00          | 30.00          | 100       | 1990    | 1990        | 3      | 20      | 384             |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                          | 0940             | SHEDS/PORT     | 0 100                           | 16           | 14                   | 224.00                         | SF             | 30.00          | 30.00          | 100       | 1998    | 1998        | 3      | 20      | 1,344           |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 7                                                                                                                                          | 0350             | CARPORT WD     | 0 100                           | 22           | 14                   | 308.00                         | SF             | 13.00          | 13.00          | 100       | 2000    | 2000        | 3      | 20      | 801             |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 8                                                                                                                                          | 0752             | USP            | 0 100                           | 16           | 12                   | 192.00                         | SF             | 15.00          | 15.00          | 100       | 2001    | 2001        | 3      | 27      | 778             |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 10                                                                                                                                         | 0937             | WELL           | 0 0                             | 0            | 0                    | 1.00                           | UT             | 6,000.00       | 6,000.00       | 100       | 2002    | 2002        | 3      | 100     | 6,000           |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 11                                                                                                                                         | 0936             | SEPTC TANK     | 0 0                             | 0            | 0                    | 1.00                           | UT             | 6,000.00       | 6,000.00       | 100       | 2002    | 2002        | 3      | 100     | 6,000           |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF 17,260                                                                                                                         |                  |                |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION            | CAP          | R D                  | LOC ZONE                       | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE | D T     | DPH FACT    | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE                    | LAND VALUE                         | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                                                                                                                                          | 000100           | C              | RES                             | 100          | 0006                 | OR                             | 0.00           | 0.00           | 1.33           | AC        |         | 1.00        | 1.00   | 1.00    | 40,000.00       | 40,000.00                         | 53,200                             |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 009605           | C              | WETLANDS                        | 100          | 0006                 | OR                             | 0.00           | 0.00           | 1.00           | AC        |         | 1.00        | 1.00   | 1.00    | 1,000.00        | 1,000.00                          | 1,000                              |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 01/01/2023 BY CD Total Acres: 2.33 Total Land Value: 54,200 Market: 0 Agricultural: 0 Common: 54,200 PRINTED 07/09/2026 BY SYS |                  |                |                                 |              |                      |                                |                |                |                |           |         |             |        |         |                 |                                   |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |

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