

BLOCK 4 LOT 16  
IN OR 895/1023  
R787405 & R787406

FLEMING RODNEY  
44654 WOODLAND CIR  
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0160



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 50     |
| Interior Wall            | 05 | DRYWALL 50     |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 06 | DIST 1D 100    |

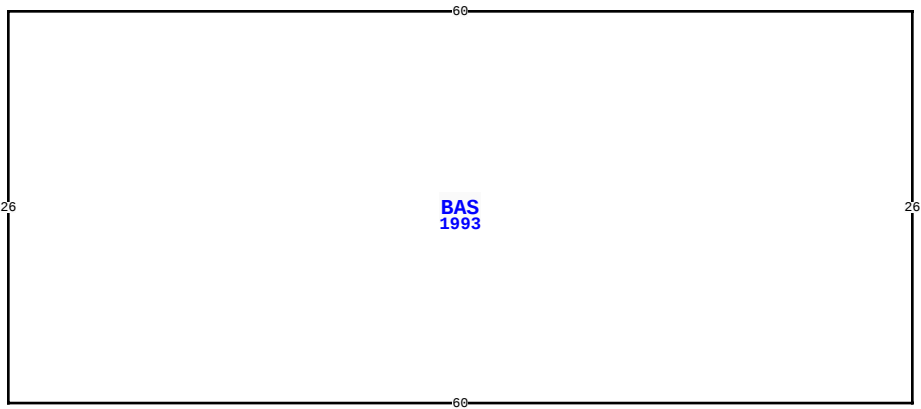
|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME      |
| MAP NUM  |      | MKT AREA 08      |

| NEIGHBORHOOD/LOC 8005.00 |                  |             |      |              |                      |
|--------------------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,560            | 100         | 1993 | 1,560        | 46,622               |
| TOTALS                   | 1,560            |             |      | 1,560        | 46,622               |

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0510       | GARAGE WD-  | 0 100   | 44 | 26 | 1,144.00 | SF | 35.00    | 35.00          |
| 3              | 1242       | WD DECK A   | 0 100   | 0  | 0  | 528.00   | SF | 10.00    | 10.00          |
| 4              | 1242       | WD DECK A   | 0 100   | 4  | 12 | 48.00    | SF | 10.00    | 10.00          |
| 5              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                      |     |           |             |                |                |      |      |      |      |       |        |
|---------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0820                                                    | 02  | 1,560     | 117.2000    | 99.62          | 155,407        | 1984 | 1984 | 0    | 0    | 70.00 | 30.00  |
| 1 M/H 93- 100% - 2001 Heated Area: 1560 HX Base Yr 2001 |     |           |             |                |                |      |      |      |      |       |        |



| NASSAU COUNTY PROPERTY    |  |              |  |
|---------------------------|--|--------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1  |  |
| VALUATION BY              |  | STANDARD     |  |
| Tax Group: 6              |  | Tax Dist:    |  |
| BUILDING MARKET VALUE     |  | 46,622       |  |
| TOTAL MARKET OB/XF VALUE  |  | 10,963       |  |
| TOTAL LAND VALUE - MARKET |  | 50,000       |  |
| TOTAL MARKET VALUE        |  | 107,585      |  |
| SOH/AGL Deduction         |  | 48,949       |  |
| ASSESSED VALUE            |  | 58,636       |  |
| TOTAL EXEMPTION VALUE     |  | HX HB 33,636 |  |
| BASE TAXABLE VALUE        |  | 25,000       |  |
| TOTAL JUST VALUE          |  | 107,585      |  |
| NCON VALUE                |  | 0            |  |
| INCOME VALUE              |  |              |  |
| PREVIOUS YEAR MKT VALUE   |  | 107,328      |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| R95359     | REPAIR/RRF  | 1,200 | 07/01/1995 |
| 5765       | GARAGE      | 3,000 | 05/25/1989 |

| SALES DATA                 |           |           |     |     |        |            |  |
|----------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number          | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0895/1023                  | 8/17/1999 | WD        | Q   | I   |        | 50,000     |  |
| GRANTOR: VUKAS RANDELL LEE |           |           |     |     |        |            |  |
| GRANTEE: FLEMING RODNEY    |           |           |     |     |        |            |  |
| 0730/0607                  | 5/25/1995 | WD        | Q   | I   | 01     | 21,500     |  |
| GRANTOR: VUKAS ELI A       |           |           |     |     |        |            |  |
| GRANTEE: VUKAS RANDELL LEE |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS              |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W60 S26 E60 N26\$. |  |  |  |  |  |  |  |  |  |