IN OR 2857/1877
EX 5-10

ANDREU ALEXAS DANIEL & CASSAUNDRA FRANCES
543555 US HIGHWAY 1
CALLAHAN, FL 32011

2026

17-2N-25-0000-0005-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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
Quality	03	Quality Level 03

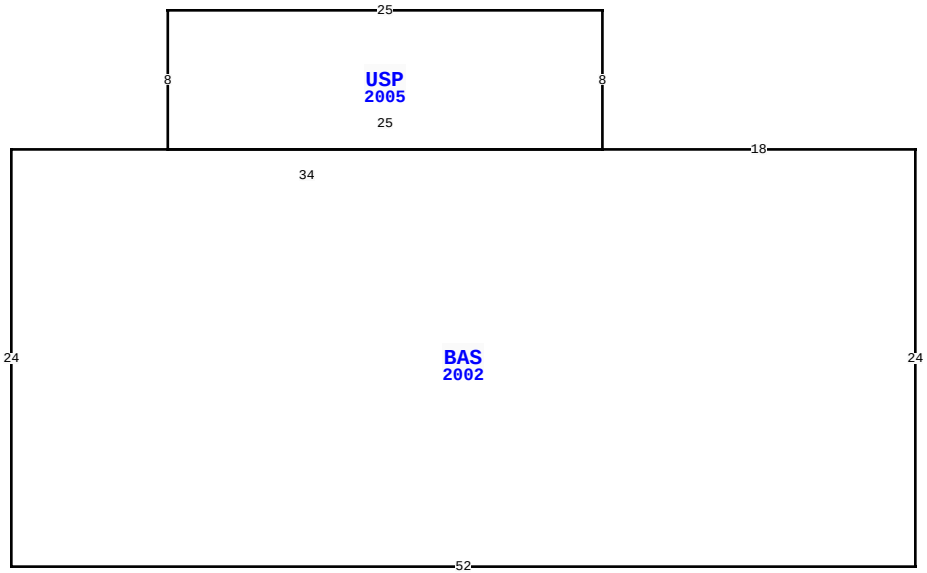
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2002	1,248	68,452
USP	200	50	2005	100	5,485
TOTALS	1,448			1,348	73,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,348	117.2000	105.48	142,187	2002	2005	0	0	0	48.00	52.00

1 M/H 94+ 100% - 2009 Heated Area: 1248 HX Base Yr 2009



543555 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		104,887
TOTAL MARKET OB/XF VALUE		3,327
TOTAL LAND VALUE - MARKET		109,200
TOTAL MARKET VALUE		217,414
SOH/AGL Deduction		114,649
ASSESSED VALUE		102,765
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		46,354
TOTAL JUST VALUE		217,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4654	MH MOVE-ON	0	08/01/2005
P09963	OTHER	0	08/01/2005
E10070	NEW CONSTR	0	07/01/2002
MH3912	MH MOVE-ON	0	07/01/2002
M6269	H/AC	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2857/1877	4/01/2026	WD	Q	I	01	250,000
GRANTOR: ROWLAND LVG TRUST						
GRANTEE: ANDREU ALEXAS DANIE						
1501/1275	5/29/2007	WD	Q	I		187,500
GRANTOR: LAPIERRE GARY A						
GRANTEE: ROWLAND DEXTER L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 USP=[YR=2005] N8 W25 S8 E25$ W34 S24 E52 N24$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
2	0351	CARPORT MT	0	100	22	22	484.00	SF	4.00	4.00	100	2004	2004	3	20	387	

LAND DESCRIPTION

TOTAL OB/XF 3,327

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	000100	C	RES	100	0004	OR	0.00	0.00	3.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	109,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.12 Total Land Value: 109,200 Market: 0 Agricultural: 0 Common: 109,200 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

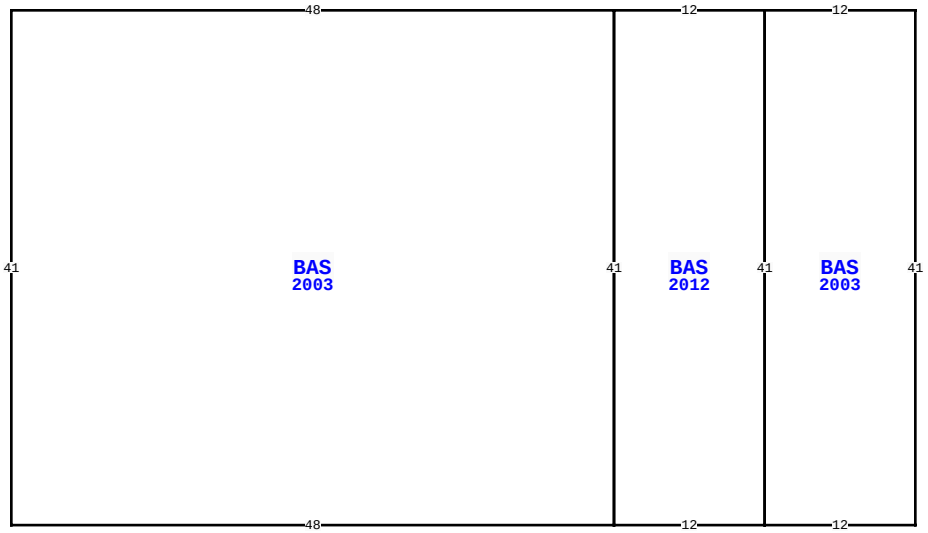
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	492	100	2003	492	5,158
BAS	1,968	100	2003	1,968	20,634
BAS	492	100	2012	492	5,158
TOTALS	2,952			2,952	30,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,952	41.3600	16.13	47,616	2003	2003	0	0	0	35.00	65.00

2 GARAGE RES 100% - 2009 Heated Area: 2952 HX Base Yr 2009



543555 US HWY 1, CALLAHAN

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1501/1275	5/29/2007	WD	Q	I		187,500
GRANTOR: LAPIERRE GARY A						
GRANTEE: ROWLAND DEXTER L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 BAS=[YR=2012] W12 BAS=[YR=2003] W48 S41 E48 N41$ S41 E12 N41$ S41 E12 N41$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.12 Total Land Value: 109,200 Market: 0 Agricultural: 0 Common: 109,200 PRINTED 07/09/2026 BY SYS