



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 20               | FACE BRICK 100   |
| Roof Structure           | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floor           | 12               | HARDWOOD 80      |
| Interior Floor           | 11               | CLAY TILE 20     |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 4 100            |
| Bathrooms                |                  | 2 100            |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  |                  | 1. 100           |
| Units                    |                  | 0 100            |
| Occupancy                | 00               | NONE 100         |
|                          |                  |                  |
| Quality                  | 05               | Quality Level 05 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 08      |
| NEIGHBORHOOD/LOC         | 8018.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 2,153            | 100              |
| FGR                      | 444              | 55               |
| FOP                      | 33               | 30               |
| UEP                      | 290              | 60               |
| TOTALS                   | 2,920            |                  |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |         |        |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0900                                                                | 01  | 2,581     | 119.9616    | 166.75         | 430,382        | 2004 | 2004 | 0    | 0    | 0 15.75 | 84.25  |  |
| 1 SNGL FAM 100% - 2025 Heated Area: 2153 HX Base Yr                 |     |           |             |                |                |      |      |      |      |         |        |  |
|                                                                     |     |           |             |                |                |      |      |      |      |         |        |  |
| 45131 AMERICAN DREAM DR, CALLAHAN                                   |     |           |             |                |                |      |      |      |      |         |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/04/2026 MLU |     |           |             |                |                |      |      |      |      |         |        |  |

| EXTRA FEATURES |            |             |         |    |    |          |    |           |                |           |         |             |
|----------------|------------|-------------|---------|----|----|----------|----|-----------|----------------|-----------|---------|-------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R     | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 3              | 0860       | POOL/SPA    | 0 100   | 30 | 0  | 1.00     | UT | 50,000.00 | 50,000.00      | 100       | 2005    | 2005        |
| 5              | 0911       | SCRN RM A   | 0 100   | 37 | 29 | 1,073.00 | SF | 18.00     | 18.00          | 100       | 2005    | 2005        |
| 9              | 0351       | CARPORT MT  | 0 100   | 45 | 14 | 630.00   | SF | 10.00     | 10.00          | 100       | 2025    | 2024        |

| 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 |
| 1                | 000100   | C   | RES                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     |

| NASSAU COUNTY PROPERTY           |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY                |  |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1 6                    |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY STANDARD            |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 6 Tax Dist:           |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 362,597    |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 52,667  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 61,000 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 476,264       |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 162,019        |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 314,245           |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE 13 314,245 |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 0             |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 476,264         |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                     |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                     |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 449,100  |  |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| B260000542 | SFR REPAIR & REMO | 44,326  | 01/16/2026 |
| B240005673 | INSTALL 14X45 OPE | 20,223  | 05/09/2024 |
| B16526     | SCRN ROOM         | 12,995  | 10/27/2005 |
| B16448     | SCRN ROOM         | 6,600   | 10/27/2005 |
| B15584     | SWIM POOL         | 25,000  | 07/15/2005 |
| B12407     | NEW CONSTR        | 151,668 | 03/01/2004 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2702/90                       | 3/26/2024 | WD           | Q      | I      | 01        | 527,000       |  |
| GRANTOR:WRIGHT BILLY W JR     |           |              |        |        |           |               |  |
| GRANTEE:COOK JAMES CHRISTOP   |           |              |        |        |           |               |  |
| 2473/1762                     | 6/24/2021 | WD           | Q      | I      | 02        | 365,000       |  |
| GRANTOR:FLOYD MICHAEL & SHELL |           |              |        |        |           |               |  |
| GRANTEE:WRIGHT BILLY W JR     |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                           |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004;ORIG=0,0] W14 W44 S49 E14 N5 N5 E6 S2 E1 E2 D2R2 E5 U2R2 E5 N15 E9 N2 E12 N24 \$ |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2004;ORIG=-21,41] S5 E21 N22 W12 S2 W9 S15 \$                                         |  |  |  |  |  |  |  |  |  |  |  |  |
| UEP=[YR=2011;ORIG=-14,0] N10 W29 S10 E29 \$                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2004;ORIG=-44,44] E7 N3 W1 N2 W6 S5 \$                                                |  |  |  |  |  |  |  |  |  |  |  |  |