



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 14 | CARPET 50      |
| 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    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| 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 |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,782            | 100         | 1993 | 1,782        | 179,473              |
| FGR       | 483              | 55          | 1993 | 266          | 26,790               |
| FOP       | 30               | 30          | 1993 | 9            | 907                  |
| FST       | 147              | 55          | 1993 | 81           | 8,158                |
| TOTALS    | 2,442            |             |      | 2,138        | 215,327              |

| EXTRA FEATURES |            |             |         |   |    |        |    |          |                |
|----------------|------------|-------------|---------|---|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0       | 0 | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |
| 4              | 0350       | CARPORT WD  | 0       | 0 | 23 | 253.00 | SF | 13.00    | 13.00          |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0004 | OR       | 0.00  | 0.00  | 1.22        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS                             |     |           |             |                |                |      |      |      |      |   |       |        |  |
|------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0900                                           | 01  | 2,138     | 103.8065    | 144.29         | 308,492        | 1981 | 1981 | 0    | 0    | 0 | 30.20 | 69.80  |  |
| 1 SNGL FAM 0% - 0 Heated Area: 1782 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                           |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| 615139 RIVER RD, CALLAHAN |  |  |  |  |  |  |  |  |  |
| BLD DATE                  |  |  |  |  |  |  |  |  |  |
| XF DATE                   |  |  |  |  |  |  |  |  |  |
| INC DATE                  |  |  |  |  |  |  |  |  |  |
| LGL DATE                  |  |  |  |  |  |  |  |  |  |
| LAND DATE                 |  |  |  |  |  |  |  |  |  |
| AG DATE                   |  |  |  |  |  |  |  |  |  |
| 05/08/2026 MLU            |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 2,198       |  |  |  |  |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |
|-------------------|--------------------------|-----------|-----------------|
| Total Acres: 1.22 | Total Land Value: 48,800 | Market: 0 | Agricultural: 0 |
|-------------------|--------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |           |  |   |
|---------------------------|-----------|--|---|
| PAGE 1 of 1               |           |  | 6 |
| VALUATION SUMMARY         |           |  |   |
| VALUATION BY              | STANDARD  |  |   |
| Tax Group: 6              | Tax Dist: |  |   |
| BUILDING MARKET VALUE     | 215,327   |  |   |
| TOTAL MARKET OB/XF VALUE  | 2,198     |  |   |
| TOTAL LAND VALUE - MARKET | 48,800    |  |   |
| TOTAL MARKET VALUE        | 266,325   |  |   |
| SOH/AGL Deduction         | 38,437    |  |   |
| ASSESSED VALUE            | 227,888   |  |   |
| TOTAL EXEMPTION VALUE     | 0         |  |   |
| BASE TAXABLE VALUE        | 227,888   |  |   |
| TOTAL JUST VALUE          | 266,325   |  |   |
| NCON VALUE                | 0         |  |   |
| INCOME VALUE              |           |  |   |
| PREVIOUS YEAR MKT VALUE   | 267,160   |  |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2816/1728                     | 9/11/2025 | WD        | U   | I   | 11     | 100        |  |
| GRANTOR: WRIGHT BRIAN DAVID & |           |           |     |     |        |            |  |
| GRANTEE: WRIGHT FAMILY TRUST  |           |           |     |     |        |            |  |
| 2811/231                      | 8/19/2025 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: WRIGHT BRIAN D       |           |           |     |     |        |            |  |
| GRANTEE: WRIGHT BRIAN DAVID   |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W8 S2 W48 S30 E27 FOP=[YR=1993] S4 E5 N6 W5 S2\$ N2 E5 S6 E24 N4 FGR=[YR=1993] E21 N23 FST=[YR=1993] N7 W21 S7 E21\$ W21 S23 \$ N32\$ . |  |  |  |  |  |  |  |  |  |