



| 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            | 14 | CARPET 60      |
| Interior Floo            | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| 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       | 2,129            | 100         | 1993 | 2,129        | 272,741              |
| FGR       | 627              | 55          | 1993 | 345          | 44,197               |
| FOP       | 44               | 30          | 1993 | 13           | 1,665                |
| FOP       | 192              | 30          | 1993 | 58           | 7,431                |
| TOTALS    | 2,992            |             |      | 2,545        | 326,034              |

| EXTRA FEATURES |            |             |     |     |    |   |        |    |           |
|----------------|------------|-------------|-----|-----|----|---|--------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R     |
| 3              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0 | 1.00   | UT | 3,500.00  |
| 4              | 0860       | POOL/SPA    | 0   | 100 | 32 | 0 | 1.00   | UT | 50,000.00 |
| 6              | 0510       | GARAGE WD-  | 0   | 100 | 0  | 0 | 420.00 | SF | 35.00     |

| 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       | 180.00 | 230.00 | 1.00        |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |
|-----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                | 01  | 2,545     | 126.0768    | 175.25         | 446,011        | 1987 | 1987 | 0    | 0    |
| 1 SNGL FAM 100% - 2026 Heated Area: 2129 HX Base Yr |     |           |             |                |                |      |      |      |      |
|                                                     |     |           |             |                |                |      |      |      |      |
| 35287 SHERRY RD, CALLAHAN                           |     |           |             |                |                |      |      |      |      |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/08/2026 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 47,911      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 6       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 6              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 326,034     |         |
| TOTAL MARKET OB/XF VALUE  |  | 47,911      |         |
| TOTAL LAND VALUE - MARKET |  | 40,000      |         |
| TOTAL MARKET VALUE        |  | 413,945     |         |
| SOH/AGL Deduction         |  | 0           |         |
| ASSESSED VALUE            |  | 413,945     |         |
| TOTAL EXEMPTION VALUE     |  | 13          | 413,945 |
| BASE TAXABLE VALUE        |  | 0           |         |
| TOTAL JUST VALUE          |  | 413,945     |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 397,235     |         |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B973699    | XFOB        | 7,850  | 02/01/1997 |
| 5335       | SWIM POOL   | 13,850 | 11/30/1988 |
| 3388       | N/A         | 68,445 | 05/27/1986 |

| SALES DATA                   |            |              |        |        |           |               |  |  |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2775/1633                    | 3/12/2025  | WD           | Q      | I      | 01        | 515,000       |  |  |  |
| GRANTOR: PENTECOST SUSAN     |            |              |        |        |           |               |  |  |  |
| GRANTEE: HENRY PAUL W JR & M |            |              |        |        |           |               |  |  |  |
| 1704/0440                    | 10/08/2010 | QC           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: PENTECOST TERRY L   |            |              |        |        |           |               |  |  |  |
| GRANTEE: PENTECOST SUSAN S   |            |              |        |        |           |               |  |  |  |

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

| BUILDING DIMENSIONS                                                                                                                                               |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W40 FOP=[YR=1993] W11S4E11N4<br>\$\$4W11N5W7S1W8S2W4FGR=[YR=1993] W21 S27E25FOP=[YR=1993]<br>S6E32N6W32\$ N15 W4 N12\$ S12 E4 S15 E32 S6 E34 N35\$. |  |  |  |  |  |  |  |  |  |