

DAVIDSON ANGELA FULLARD  
PO BOX 1583  
YULEE, FL 32041-1583

**27-3N-25-0000-0004-0050**

| BUILDING CHARACTERISTICS                                                                                                                    |                  |             |                      |              |                                                                                 |                           |           |             |                | MARKET ADJUSTMENTS |         |             |        |         |                 |                |            |                                   |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------|----------------------|--------------|---------------------------------------------------------------------------------|---------------------------|-----------|-------------|----------------|--------------------|---------|-------------|--------|---------|-----------------|----------------|------------|-----------------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     |                  | CD          | CONSTRUCTION         |              | TYPE                                                                            | MDL                       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW     | AYB     | EYB         | ECON   | FNCT    |                 | NORM           | % COND     | VALUATION SUMMARY                 |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               |                  | 05          | AVERAGE 100          |              | 0800                                                                            | 02                        | 1,296     | 116.8000    | 105.12         | 136,236            | 2001    | 2001        | 0      | 0       | 0               | 56.00          | 44.00      | VALUATION BY                      |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                              |                  | 03          | GABLE/HIP 100        |              | 1 M/H 94+ 100% - 2002                                                           |                           |           |             |                |                    |         |             |        |         |                 |                |            | Heated Area: 1296 HX Base Yr 2002 |      |                        |      |     |    |        |  |  |  |  |  |  | STANDARD     |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  |                  | 03          | COMP SHNGL 100       |              | <div>48</div> <div>27</div> <div>BAS<br/>2001</div> <div>48</div> <div>27</div> |                           |           |             |                |                    |         |             |        |         |                 |                |            | Tax Group: 4                      |      |                        |      |     |    |        |  |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               |                  | 05          | DRYWALL 100          |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            | BUILDING MARKET VALUE             |      |                        |      |     |    |        |  |  |  |  |  |  | 59,944       |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                              |                  | 14          | CARPET 80            |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            | TOTAL MARKET OB/XF VALUE          |      |                        |      |     |    |        |  |  |  |  |  |  | 9,144        |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                              |                  | 05          | ASPH TILE 20         |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            | TOTAL LAND VALUE - MARKET         |      |                        |      |     |    |        |  |  |  |  |  |  | 75,000       |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               |                  | 03          | CENTRAL 100          |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            | TOTAL MARKET VALUE                |      |                        |      |     |    |        |  |  |  |  |  |  | 144,088      |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                |                  | 04          | AIR DUCTED 100       |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            | SOH/AGL Deduction                 |      |                        |      |     |    |        |  |  |  |  |  |  | 80,273       |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  |             | 3 100                |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            | ASSESSED VALUE                    |      |                        |      |     |    |        |  |  |  |  |  |  | 63,815       |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  |             | 2 100                |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            | TOTAL EXEMPTION VALUE             |      |                        |      |     |    |        |  |  |  |  |  |  | HX HB 38,815 |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       |                  | 02          | WOOD FRAME 100       |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            | BASE TAXABLE VALUE                |      |                        |      |     |    |        |  |  |  |  |  |  | 25,000       |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     |                  | 0           | 0 100                |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            | TOTAL JUST VALUE                  |      |                        |      |     |    |        |  |  |  |  |  |  | 144,088      |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       |                  |             | 0 100                |              | NCON VALUE                                                                      |                           |           |             |                |                    |         |             |        |         |                 |                |            | 0                                 |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |             |                      |              | INCOME VALUE                                                                    |                           |           |             |                |                    |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |             |                      |              | PREVIOUS YEAR MKT VALUE                                                         |                           |           |             |                |                    |         |             |        |         |                 |                |            | 135,704                           |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                     |                  | 03          | Quality Level 03     |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  | 0200        | MOBILE HOME          |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |             | MKT AREA             |              |                                                                                 |                           | 05        |             |                |                    |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  | 5001.00     |                      |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE                                                            |                           |           |             |                |                    |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                         | 1,296            | 100         | 2001                 | 1,296        | 59,944                                                                          |                           |           |             |                |                    |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |             |                      |              |                                                                                 | 1,296                     |           |             | 1,296          | 59,944             |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |             |                      |              |                                                                                 | 56086 ALLYSA LN, CALLAHAN |           |             |                |                    |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | 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                                                                                                                                           | 0751             | UOP         | 0 100                | 12           | 14                                                                              | 168.00                    | SF        | 10.00       | 10.00          | 100                | 2016    | 2016        | 3      | 75      | 1,260           |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0351             | CARPORT MT  | 0 100                | 18           | 20                                                                              | 360.00                    | SF        | 10.00       | 10.00          | 100                | 2005    | 2005        | 3      | 21      | 756             |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0351             | CARPORT MT  | 0 100                | 24           | 24                                                                              | 576.00                    | SF        | 10.00       | 10.00          | 100                | 2024    | 2022        | 03     | 90      | 5,184           |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                           | 0680             | POLE SHED   | 0 100                | 36           | 20                                                                              | 720.00                    | SF        | 10.00       | 10.00          | 100                | 2024    | 2001        | 03     | 27      | 1,944           |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 9,144                                                                                                                           |                  |             |                      |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |             |                      |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP          | R D                                                                             | LOC ZONE                  | FRONT     | DEPTH       | TOT LND UTS    | UNIT TYPE          | D T     | DPHT 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          | 0007                                                                            | OR                        | 0.00      | 0.00        | 1.50           | AC                 |         | 1.00        | 1.00   | 1.00    | 50,000.00       | 50,000.00      | 75,000     |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 04/02/2024 BY TWA Total Acres: 1.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS |                  |             |                      |              |                                                                                 |                           |           |             |                |                    |         |             |        |         |                 |                |            |                                   |      |                        |      |     |    |        |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |