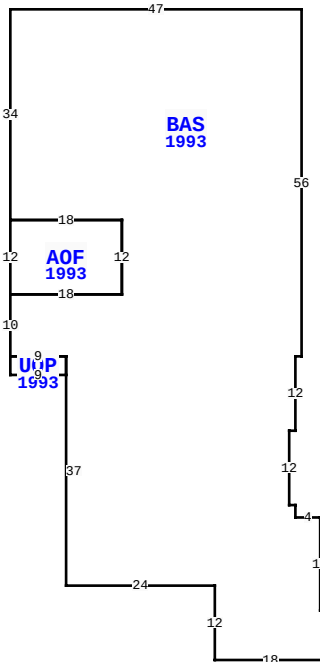


CSL FLORIDA SYSTEM LLC
C/O WINDSTREAM COMMUNICATIONS, ATTN: CHRISTINE ZIHALA
LITTLE ROCK, AR 72212

29-2N-25-3120-0014-0000

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		19	COMMON BRK 90							1701	04	4,250	95.4656	142.48	605,540	1960	1980		0		0	72.00	28.00	VALUATION BY		STANDARD																	
Exterior Wall		15	CONC BLOCK 10							1 OFFICE 0% - 0														Heated Area: 4245										HX Base Yr									
Roof Structure		09	RIDGE FRME 100																					BUILDING MARKET VALUE										169,551									
Roof Cover		04	BUILT-UP 100																					TOTAL MARKET OB/XF VALUE										8,334									
Interior Wall		01	MINIMUM 100																					TOTAL LAND VALUE - MARKET										77,605									
Interior Floor		10	TERRAZZO 100																					TOTAL MARKET VALUE										255,490									
Ceiling		01	FIN.SUSPD 100																					SOH/AGL Deduction										0									
Air Condition		03	CENTRAL 100																					ASSESSED VALUE										255,490									
Heating Type		04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE										0									
Fixtures			3 100																					BASE TAXABLE VALUE										255,490									
Frame		03	MASONRY 100																					TOTAL JUST VALUE										255,490									
Story Height			17 100																					NCON VALUE										0									
RMS			3 100							INCOME VALUE																																	
Stories		1.	1. 100							PREVIOUS YEAR MKT VALUE										256,991																							
Units			0 100																																								
BUD8 Adjustme		01	DIST CA 100																																								
Occupancy		00	NONE 100																																								
Quality		03	Quality Level 03																																								
DOR CODE		9100	UTILITIES																																								
MAP NUM			MKT AREA				07																																				
NEIGHBORHOOD/LOC		1290.100																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
AOF	216	100	1993	216	8,617																																						
BAS	4,029	100	1993	4,029	160,735																																						
UOP	27	20	1993	5	199																																						
TOTALS		4,272			4,250	169,551	45403 GREEN AVE, CALLAHAN										BLD DATE 02/17/2022		KK	LGL DATE 02/17/2022	KK	05/12/2026		DC																			
EXTRA FEATURES																XF DATE 02/17/2022		INC DATE																									
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	0803	ASPHALT C	0	0	0	6,391.00	SF	2.00	2.00	100	1970	1970	3	50	6,391																												
2	0422	CL FNC 4'	0	0	0	300.00	LF	15.00	15.00	100	1970	1970	3	20	900																												
3	0464	FNC GT 10'	0	0	0	2.00	UT	350.00	350.00	100	1970	1970	3	20	140																												
4	0402	CONC BUMPE	0	0	0	8.00	UT	25.00	25.00	100	1980	1980	3	42	84																												
5	0978	SECURTY LT	0	0	0	7.00	UT	450.00	450.00	100	1990	1990	3	26	819																												
LAND DESCRIPTION										TOTAL OB/XF 8,334																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	009100	C	UTILITY	0	0006	CH			14,110.00	SF		1.00	1.00	1.00	5.50	5.50	77,605																										
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.32 Total Land Value: 77,605 Market: 0 Agricultural: 0 Common: 77,605 PRINTED 07/09/2026 BY SYS																																											