



| BUILDING CHARACTERISTICS |    |
|--------------------------|----|
| ELEMENT                  | CD |
| Exterior Wall            | 26 |
| Roof Structur            | 03 |
| Roof Cover               | 01 |
| Interior Wall            | 04 |
| Interior Floo            | 14 |
| Interior Floo            | 08 |
| Air Condition            | 03 |
| Heating Type             | 04 |
| Bedrooms                 |    |
| Bathrooms                |    |
| Frame                    | 02 |
| Stories                  | 1. |
| Units                    |    |
| BUD8 Adjustme            | 01 |
| Occupancy                | 00 |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 07               |
| NEIGHBORHOOD/LOC | 7001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,282            | 100         | 1993 | 1,282        | 72,100               |
| DCK       | 64               | 10          | 2008 | 6            | 338                  |
| FOP       | 42               | 30          | 1993 | 13           | 731                  |
| UST       | 48               | 45          | 2008 | 22           | 1,238                |
| TOTALS    | 1,436            |             |      | 1,323        | 74,406               |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00  | UT | 2,000.00 |

| 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   | 0006 | MU       | 95.00 | 105.00 | 95.40       |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |      |        |       |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0100                                                                | 01  | 1,323     | 107.1200    | 112.48         | 148,811        | 1910 | 1910 | 0    | 0    | 0    | 50.00  | 50.00 |
| 1 SINGLE FAM 0% - 0 Heated Area: 1282 HX Base Yr                    |     |           |             |                |                |      |      |      |      |      |        |       |
|                                                                     |     |           |             |                |                |      |      |      |      |      |        |       |
| 45163 GREEN AVE, CALLAHAN                                           |     |           |             |                |                |      |      |      |      |      |        |       |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/10/2026 MLU |     |           |             |                |                |      |      |      |      |      |        |       |

| TOTAL OB/XF |            |             |     |     |   |   |       |    |          |                |           |         |
|-------------|------------|-------------|-----|-----|---|---|-------|----|----------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 1910    |

| TOTAL OB/XF |            |             |     |     |   |   |       |    |          |                |           |         |
|-------------|------------|-------------|-----|-----|---|---|-------|----|----------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 1910    |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 1              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 74,406    |  |             |
| TOTAL MARKET OB/XF VALUE  | 400       |  |             |
| TOTAL LAND VALUE - MARKET | 64,872    |  |             |
| TOTAL MARKET VALUE        | 139,678   |  |             |
| SOH/AGL Deduction         | 0         |  |             |
| ASSESSED VALUE            | 139,678   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 139,678   |  |             |
| TOTAL JUST VALUE          | 139,678   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              | 0         |  |             |
| PREVIOUS YEAR MKT VALUE   | 177,722   |  |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 2185       | CARPORT     | 0   | 03/31/1999 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2846/153                     | 1/22/2026 | WD U      | I   | I   | 11     | 100        |
| GRANTOR: CLARK BARBARA ANN   |           |           |     |     |        |            |
| GRANTEE: CLARK BARBARA A REV |           |           |     |     |        |            |
| 1336/0318                    | 7/26/2005 | WD U      | I   | I   | 18     | 100        |
| GRANTOR: CLARK LOUELLA L/E   |           |           |     |     |        |            |
| GRANTEE: CLARK FRANCIS L & B |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                               |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W46 S31 E9 FOP=[YR=1993] S6 E7 N6 W7\$ E29 N12 UST=[YR=2008] E8 DCK=[YR=2008] E8 N8 W8 S8\$ N6 W8 S6\$ N6 E8 N13\$. |  |  |  |  |  |  |  |  |  |