

PT SE1/4 OF SW1/4 OF  
SEC 34-3N-25E IN OR 2730/857  
(EX ESMT IN OR 1442/1905)

DAVISON FAMILY REVOCABLE TRUST/DAVISON BLAIR CO-TR  
45726 MUSSLEWHITE ROAD  
CALLAHAN, FL 32011

2026

34-3N-25-0000-0005-0030



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 10 ABOVE AVG 80   |
| Exterior Wall            | 21 STONE 20       |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 11 CLAY TILE 50   |
| Interior Floor           | 12 HARDWOOD 50    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 5 100             |
| Bathrooms                | 4.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 100            |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|                  |         |                  |    |
|------------------|---------|------------------|----|
| Quality          | 03      | Quality Level 03 |    |
| DOR CODE         | 0100    | SINGLE FAMILY    |    |
| MAP NUM          |         | MKT AREA         | 05 |
| NEIGHBORHOOD/LOC | 5001.00 |                  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| APT       | 891              | 100         | 2007 | 891          | 153,852              |
| BAS       | 2,388            | 100         | 2007 | 2,388        | 412,343              |
| FGR       | 1,053            | 55          | 2007 | 579          | 99,978               |
| FOP       | 42               | 30          | 2007 | 13           | 2,245                |
| FOP       | 522              | 30          | 2007 | 157          | 27,109               |
| FOP       | 580              | 30          | 2007 | 174          | 30,045               |
| FUS       | 1,432            | 100         | 2007 | 1,432        | 247,267              |
| PTO       | 78               | 5           | 2007 | 4            | 691                  |
| PTO       | 1,020            | 5           | 2020 | 51           | 8,806                |
| STR       | 10               | 10          | 2007 | 1            | 173                  |
| TOTALS    | 8,064            |             |      | 5,695        | 983,372              |

| EXTRA FEATURES |                 |
|----------------|-----------------|
| L N            | OB/XF CODE      |
| 1              | 0500 FP-PRE FAB |
| 2              | 0500 FP-PRE FAB |

| LAND DESCRIPTION |              |
|------------------|--------------|
| L N              | USE CODE     |
| 1                | 000100 C RES |

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |        |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|--------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | % COND |
| 0500                                                     | 01  | 5,695     | 113.8100    | 188.92         | 1,075,899      | 2007 | 2007 | 0    | 0    | 91.40  |
| 1 SFR CUST 100% - 2008 Heated Area: 4711 HX Base Yr 2008 |     |           |             |                |                |      |      |      |      |        |
|                                                          |     |           |             |                |                |      |      |      |      |        |
| ** This building has 11 Sub-Areas                        |     |           |             |                |                |      |      |      |      |        |
| 45726 MUSSLEWHITE RD, CALLAHAN                           |     |           |             |                |                |      |      |      |      |        |

|                                |    |          |                |           |         |             |   |         |                 |       |  |
|--------------------------------|----|----------|----------------|-----------|---------|-------------|---|---------|-----------------|-------|--|
| 45726 MUSSLEWHITE RD, CALLAHAN |    |          |                | INC DATE  |         |             |   | AG DATE |                 |       |  |
| UNITS                          | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND  | OB/XF MKT VALUE | NOTES |  |
| 1.00                           | UT | 3,500.00 | 3,500.00       | 100       | 2007    | 2007        | 3 | 89      | 3,115           |       |  |
| 1.00                           | UT | 3,500.00 | 3,500.00       | 100       | 2007    | 2007        | 3 | 89      | 3,115           |       |  |
|                                |    |          |                |           |         |             |   |         |                 |       |  |
|                                |    |          |                |           |         |             |   |         |                 |       |  |
|                                |    |          |                |           |         |             |   |         |                 |       |  |
|                                |    |          |                |           |         |             |   |         |                 |       |  |
|                                |    |          |                |           |         |             |   |         |                 |       |  |
|                                |    |          |                |           |         |             |   |         |                 |       |  |
|                                |    |          |                |           |         |             |   |         |                 |       |  |

| TOTAL OB/XF |          | 6,230 |     |
|-------------|----------|-------|-----|
| L N         | USE CODE | CLS   | RES |
| 1           | 000100   | C     | RES |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2  |  | 4         |
|---------------------------|--|--------------|--|-----------|
| VALUATION SUMMARY         |  | STANDARD     |  |           |
| VALUATION BY              |  | Tax Group: 4 |  | Tax Dist: |
| BUILDING MARKET VALUE     |  | 1,006,559    |  |           |
| TOTAL MARKET OB/XF VALUE  |  | 6,230        |  |           |
| TOTAL LAND VALUE - MARKET |  | 162,500      |  |           |
| TOTAL MARKET VALUE        |  | 1,175,289    |  |           |
| SOH/AGL Deduction         |  | 603,778      |  |           |
| ASSESSED VALUE            |  | 571,511      |  |           |
| TOTAL EXEMPTION VALUE     |  | 51,411       |  | HX HB     |
| BASE TAXABLE VALUE        |  | 520,100      |  |           |
| TOTAL JUST VALUE          |  | 1,175,289    |  |           |
| NCON VALUE                |  | 0            |  |           |
| INCOME VALUE              |  |              |  |           |
| PREVIOUS YEAR MKT VALUE   |  | 1,106,289    |  |           |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20003131   | GARAGE      | 47,334  | 04/09/2020 |
| M12186     | MECH OTHER  | 0       | 10/01/2006 |
| R09800     | REPAIR/RRF  | 6,500   | 10/01/2006 |
| P11511     | OTHER       | 0       | 09/01/2006 |
| E17964     | ELEC OTHER  | 4,500   | 08/01/2006 |
| C18260     | CO ISSUED   | 413,160 | 07/01/2006 |

| SALES DATA                     |            |           |       |       |        |
|--------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 2730/857                       | 8/05/2024  | SW        | U     | I     | 11     |
| GRANTOR: DAVISON ROBIN & BLAIR |            |           |       |       |        |
| GRANTEE: DAVISON FAMILY REVO   |            |           |       |       |        |
| 1372/1146                      | 12/08/2005 | WD        | Q     | V     |        |
| GRANTOR: MELLROY RUSSELL JR &  |            |           |       |       |        |
| GRANTEE: DAVISON ROBIN & BLA   |            |           |       |       |        |

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

| BUILDING DIMENSIONS                                    |                                                 |
|--------------------------------------------------------|-------------------------------------------------|
| PTO=[YR=2020]                                          | U4 L4 W12 N5 W8 U4 L7 W10 D4 L7 W26 S10         |
| FOP=[YR=2007]                                          | S21 BAS=[YR=2007] S23 FOP=[YR=2007] W15         |
| APT=[YR=2007]                                          | N27 PTO=[YR=2007] N6 W13 S6 E13 S W27 S16       |
| FOP=[YR=2007]                                          | W6 S7 E6 N7 S S17 FGR=[YR=2007] S39 E27 N39     |
| W27 S E27 N6 S S6 E5 STR=[YR=2007]                     | S2 E5 N2 W5 S E36                               |
| STR=[YR=2007]                                          | S2E24 N2 W24 S E42 N6 W18N3 W8 S3 W42S E42 N3   |
| E8 S3 E18 N36W18                                       | U4 L7 W10 D4 L7 W18 S13 W8 S E8 N13 E18         |
| U4 R7 E10 D4 R7                                        | E18 N8 W68 S E68 S50 E6 N51 S PTR= E30          |
| FUS=[YR=2007]                                          | E11 N9 E7 S9 E8 S8 E24 N8 E8 N9 E7 S9 E3 S19 W3 |
| S9 W7 N9 W16 S10 W8 N10 W16 S9 W7 N9 W11 N19 S W30 S . |                                                 |

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