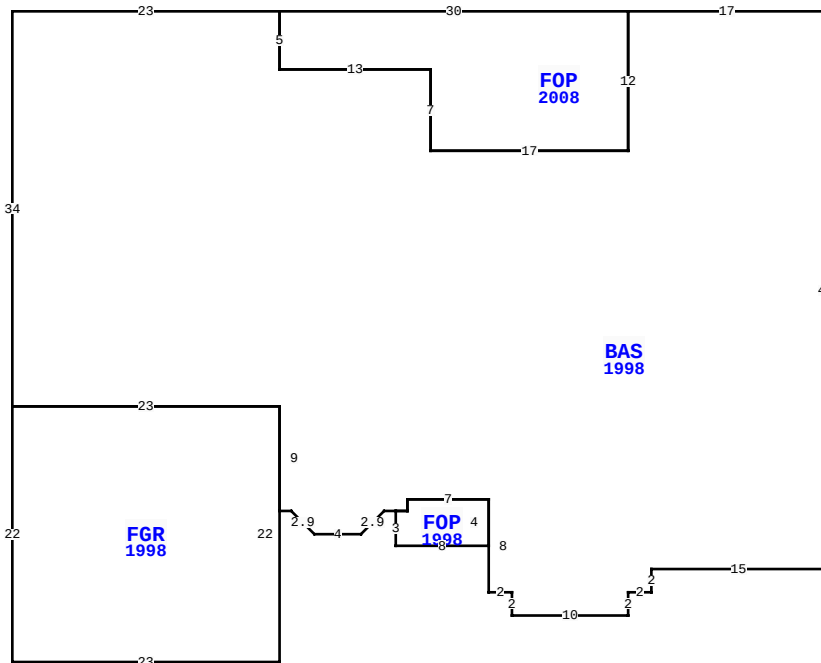


**PITTMAN DEENA C & LEONARD C**  
55524 DEER RUN ROAD  
CALLAHAN, FL 32011

**46-2N-25-197C-0011-0380**

| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                      |              |                      |          |       |           |                | MARKET ADJUSTMENTS                                                                 |         |             |             |                |                 |                |            |                             |      | NASSAU COUNTY PROPERTY |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------|--------------|----------------------|----------|-------|-----------|----------------|------------------------------------------------------------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|------------------------|-------|--------|----|--------|--|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                               |                  |                |                      |              |                      |          |       |           |                | VALUATION SUMMARY                                                                  |         |             |             |                |                 |                |            |                             |      | PAGE 1 of 1            |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                    | CD               |                |                      |              |                      |          |       |           |                | TYPE                                                                               | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT |                        | NORM  | % COND |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 20               | FACE BRICK 100 |                      |              |                      |          |       |           |                | 0900                                                                               | 01      | 3,100       | 102.6720    | 142.71         | 442,401         | 1998           | 1998       |                             | 0    | 0                      | 20.25 | 79.75  |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                             | 08               | IRREGULAR 100  |                      |              |                      |          |       |           |                | 1 SNGL FAM 100% - 1999                                                             |         |             |             |                |                 |                |            |                             |      | Heated Area: 2732      |       |        |    |        |  |  |  |  |  | HX Base Yr 1999 |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                      |              |                      |          |       |           |                |  |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                             | 14               | CARPET 80      |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                             | 11               | CLAY TILE 20   |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   |                  | 4 100          |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  |                  | 2.5 100        |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                      |                  | 0 100          |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                  | 00               | NONE 100       |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                    |                  | 03             | Quality Level 03     |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                   |                  | 0100           | SINGLE FAMILY        |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                    |                  |                | MKT AREA             |              |                      |          |       |           |                |                                                                                    | 08      |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  | 8010.00        |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 2,732            | 100            | 1998                 | 2,732        | 310,932              |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                        | 506              | 55             | 1998                 | 278          | 31,639               |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 31               | 30             | 1998                 | 9            | 1,024                |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 269              | 30             | 2008                 | 81           | 9,219                |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  | 3,538          |                      |              | 3,100                | 352,815  |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                      |              |                      |          |       |           |                | 55524 DEER RUN RD, 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                                                                                                                                          | 0500             | FP-PRE FAB     | 0 100                | 0            | 0                    | 1.00     | UT    | 3,500.00  | 3,500.00       | 100                                                                                | 1998    | 1998        | 3           | 79             | 2,765           |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                          | 0911             | SCRN RM A      | 0 100                | 38           | 29                   | 1,102.00 | SF    | 18.00     | 18.00          | 100                                                                                | 2007    | 2007        | 3           | 24             | 4,761           |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                          | 0860             | POOL/SPA       | 0 100                | 0            | 0                    | 1.00     | UT    | 50,000.00 | 50,000.00      | 100                                                                                | 2007    | 2007        | 04          | 85             | 42,500          |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                      |              |                      |          |       |           |                | TOTAL OB/XF                                                                        |         |             |             |                |                 |                |            |                             |      | 50,026                 |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 000100           | C              | RES                  | 100          | 0006                 | RSF-1    | 0.00  | 0.00      | 1.00           | LT                                                                                 |         | 1.00        | 1.00        | 1.00           | 65,000.00       | 65,000.00      | 65,000     |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS |                  |                |                      |              |                      |          |       |           |                |                                                                                    |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |