

**TOY GEORGETTE**  
45215 SEMINOLE TRAIL  
CALLAHAN, FL 32011

**47-2N-25-0000-0004-0060**

[illegible]

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| BUILDING CHARACTERISTICS |                  |             |                  |              |                                                                            |         |                              |           |                | MARKET ADJUSTMENTS |                |             |      |        |                 |       |          |       |              | NASSAU COUNTY PROPERTY    |          |  |            |  |     |  |  |  |          | PAGE 3 of 3     |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|------------------|--------------|----------------------------------------------------------------------------|---------|------------------------------|-----------|----------------|--------------------|----------------|-------------|------|--------|-----------------|-------|----------|-------|--------------|---------------------------|----------|--|------------|--|-----|--|--|--|----------|-----------------|--|--|--|--|--|--|--|--|--|
| 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            |                  | 25          | MOD METAL 100    |              | 6500                                                                       | 01      | 1,750                        | 65.5500   | 25.56          | 44,730             |                | 2020        | 2020 | 0      | 0               | 0     | 5.00     | 95.00 | VALUATION BY |                           |          |  |            |  |     |  |  |  | STANDARD |                 |  |  |  |  |  |  |  |  |  |
| Roof Structure           |                  | 03          | GABLE/HIP 100    |              | 3 GARAGE RES 100% - 2026                                                   |         |                              |           |                | Heated Area: 1750  |                |             |      |        | HX Base Yr 2026 |       |          |       |              | Tax Group: 6              |          |  |            |  |     |  |  |  |          | Tax Dist:       |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 12          | MODULAR MT 100   |              | <div><div></div><div>35</div><div>50</div><div>50</div><div>35</div></div> |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              | BUILDING MARKET VALUE     |          |  |            |  |     |  |  |  |          | 396,000         |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 01          | MINIMUM 100      |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              | TOTAL MARKET OB/XF VALUE  |          |  |            |  |     |  |  |  |          | 0               |  |  |  |  |  |  |  |  |  |
| Interior Floor           |                  | 03          | CONC FINSH 100   |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              | TOTAL LAND VALUE - MARKET |          |  |            |  |     |  |  |  |          | 145,250         |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 01          | NONE 100         |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              | TOTAL MARKET VALUE        |          |  |            |  |     |  |  |  |          | 541,256         |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 01          | NONE 100         |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              | SOH/AGL Deduction         |          |  |            |  |     |  |  |  |          | 0               |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 0 100            |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              | ASSESSED VALUE            |          |  |            |  |     |  |  |  |          | 541,256         |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 0 100            |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              | TOTAL EXEMPTION VALUE     |          |  |            |  |     |  |  |  |          | HX HB WX 56,411 |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 05          | STEEL 100        |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              | BASE TAXABLE VALUE        |          |  |            |  |     |  |  |  |          | 484,845         |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100           |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              | TOTAL JUST VALUE          |          |  |            |  |     |  |  |  |          | 541,256         |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100            |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              | NCON VALUE                |          |  |            |  |     |  |  |  |          | 0               |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100         |              | INCOME VALUE                                                               |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              | PREVIOUS YEAR MKT VALUE                                                    |         |                              |           |                |                    |                |             |      |        | 531,659         |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 06          | Quality Level 06 |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY    |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA         |              | 08                                                                         |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 8009.00     |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR             | TOT ADJ AREA | SUBAREA MARKET VALUE                                                       |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,750            | 100         | 2020             | 1,750        | 42,494                                                                     |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 1,750       |                  |              | 1,750                                                                      | 42,494  | 45215 SEMINOLE TRL, CALLAHAN |           |                |                    |                |             |      |        |                 |       | BLD DATE |       |              |                           | LGL DATE |  | 05/06/2026 |  | MLU |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                  |              |                                                                            | XF DATE |                              |           |                | LAND 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 |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        |                 |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                            |         |                              |           |                |                    |                |             |      |        | </              |       |          |       |              |                           |          |  |            |  |     |  |  |  |          |                 |  |  |  |  |  |  |  |  |  |