

PT SEC 51-2N-25E  
IN OR 2870/1697  
BEING PARCEL 2-B

1800LIVINGTHEDREAM2026 LLC  
450066 STATE RD 200  
CALLAHAN, FL 32011

2026

51-2N-25-0000-0060-0090



| 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     | PAGE 1 of 1                 |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 | VALUATION BY              |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 | Tax Group: 1              |            |                             |      |                          |      |     |    |           |  | STANDARD |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 | BUILDING MARKET VALUE     |            |                             |      |                          |      |     |    |           |  | 0        |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 | TOTAL MARKET OB/XF VALUE  |            |                             |      |                          |      |     |    |           |  | 0        |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 | TOTAL LAND VALUE - MARKET |            |                             |      |                          |      |     |    |           |  | 25,500   |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 | TOTAL MARKET VALUE        |            |                             |      |                          |      |     |    |           |  | 25,500   |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 | SOH/AGL Deduction         |            |                             |      |                          |      |     |    |           |  | 22,420   |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 | ASSESSED VALUE            |            |                             |      |                          |      |     |    |           |  | 3,080    |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 | TOTAL EXEMPTION VALUE     |            |                             |      |                          |      |     |    |           |  | 0        |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 | BASE TAXABLE VALUE        |            |                             |      |                          |      |     |    |           |  | 3,080    |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
| DOR CODE                 |                  |              |                      |              |                      | 0000                           |       |           |                | VACANT         |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
| MAP NUM                  |                  |              |                      |              |                      |                                |       |           |                | MKT AREA       |                |             |        | 08      |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
| NEIGHBORHOOD/LOC         |                  |              |                      |              |                      | 8026.00                        |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
| TOTALS                   |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
| EXTRA FEATURES           |                  |              |                      |              |                      | 45160 ANNIE LAURA ST, 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                     |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
| LAND DESCRIPTION         |                  |              |                      |              |                      | TOTAL OB/XF                    |       |           |                |                |                |             |        |         |                 | 0                         |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
| 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                  | 0            | 0005                 | RM                             | 0.00  | 0.00      | 1.00           | UT             |                | 1.00        | 1.00   | 1.00    | 25,500.00       | 25,500.00                 | 25,500     |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                |       |           |                |                |                |             |        |         |                 |                           |            |                             |      |                          |      |     |    |           |  |          |  |                 |  |  |  |                |  |  |  |                           |  |  |  |
| REVIEW DATE              |                  |              |                      |              |                      | 06/11/2026                     |       |           |                |                |                | BY          |        | TW      |                 | Total Acres: 0.00         |            |                             |      | Total Land Value: 25,500 |      |     |    | Market: 0 |  |          |  | Agricultural: 0 |  |  |  | Common: 25,500 |  |  |  | PRINTED 07/09/2026 BY SYS |  |  |  |