PARCELS 1-7 1-9 & 1-11
IN OR 2655/874
EX ESMT OR 1828/1298

GAINEY JILL L REVOCABLE LIVING TRUST/GAINEY JILL L
1845 KINARD RD
BRYCEVILLE, FL 32009

2023

05-1S-23-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

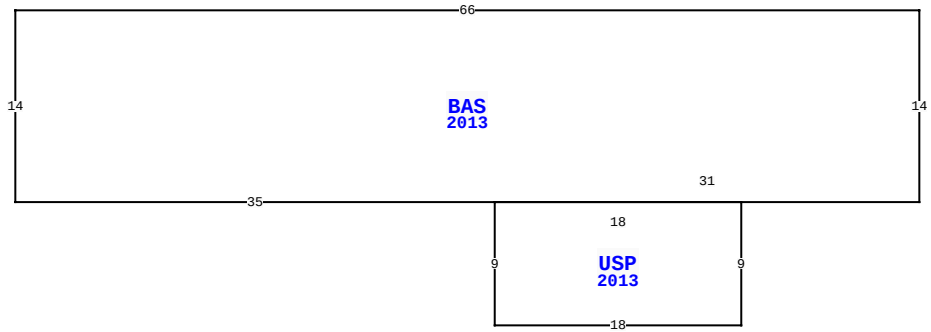
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	55,399
USP	162	50	81	4,856
TOTALS	1,086		1,005	60,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,005	114.2000	79.94	80,340	2013	2013	0	0	0	25.00	75.00

1 M/H 94+ – 0% - 2022 Heated Area: 924 HX Base Yr 2022



1845 KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		785,822
TOTAL MARKET OB/XF VALUE		177,203
TOTAL LAND VALUE - MARKET		375,250
TOTAL MARKET VALUE		1,082,661
SOH/AGL Deduction		99,063
ASSESSED VALUE		983,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		933,598
TOTAL JUST VALUE		1,338,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		891,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004528	GARAGE	17,000	05/27/2020
19002337	CO ISSUED	0	03/08/2019
17004336	XFOB	99,198	07/17/2017
B1632634	NEW CONSTR	498,744	10/04/2016
MH125453	CO ISSUED	0	01/23/2013
E25710	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/874	7/19/2023	SW	U	I	11	100
GRANTOR: GAINEY JILL L						
GRANTEE: GAINEY JILL L REVOC						
1918/1222	5/22/2014	WD	Q	I	02	285,000
GRANTOR: SKINNER LARRY D						
GRANTEE: GAINEY JILL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W66 S14 E35 USP=[YR=2013] S9 E18 N9 W18$ E31 N14$.

EXTRA FEATURES

LN	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	0681	POLE SHED	0	0	48	30	1,440.00	SF	15.00	15.00	100	2016	2016	3	84	18,144	
2	0680	POLE SHED	0	0	48	58	2,784.00	SF	10.00	10.00	100	2020	2020	3	95	26,448	
3	0812	CONCRETE C	0	0	0	0	1,056.00	SF	4.00	4.00	100	2017	2017	3	97	4,097	
4	0810	CONCRETE A	0	0	0	0	492.00	SF	6.50	6.50	100	2017	2017	3	97	3,102	
5	0855	CONC PAVER	0	100	0	0	2,820.00	SF	10.00	10.00	100	2019	2019	3	99	27,918	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
7	0920	CWALL-WD/M	0	100	0	0	114.00	LF	390.00	390.00	100	2020	2020	3	93	41,348	
8	0300	BOAT DCK W	0	100	0	0	1,000.00	SF	20.00	20.00	100	2020	2020	3	95	19,000	
9	0855	CONC PAVER	0	100	40	22	880.00	SF	10.00	10.00	100	2020	2020	3	99	8,712	
10	0855	CONC PAVER	0	100	0	0	840.00	SF	10.00	10.00	100	2021	2021	3	100	8,400	

TOTAL OB/XF 163,169

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005030	A	AG TOURISM	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	440.00	440.00	4,840							
5	005500	A	TIMBER 2 SI	0			0.00	0.00	38.39	AC		1.00	1.00	1.00	550.00	550.00	21,114							
6	005600	A	TIMBER 3 SI	0			0.00	0.00	6.24	AC		1.00	1.00	1.00	410.00	410.00	2,558							

REVIEW DATE 12/16/2021 BY TW Total Acres: 65.05 Total Land Value: 119,636 Market: 315,250 Agricultural: 59,636 Common: 60,000 PRINTED 08/02/2023 BY SYS

PARCELS 1-7 1-9 & 1-11
IN OR 2655/874
EX ESMT OR 1828/1298

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1845 KINARD RD
BRYCEVILLE, FL 32009

2023

05-1S-23-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

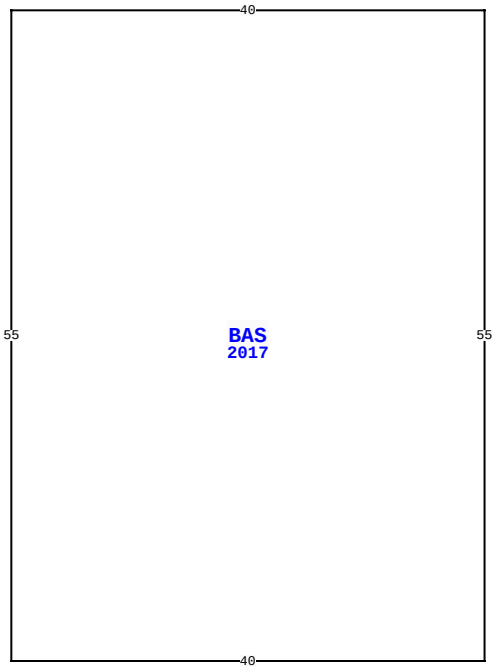
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2,200	37,913
TOTALS	2,200		2,200	37,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,200	51.8420	18.14	39,908	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2022 Heated Area: 2200 HX Base Yr 2022



1845 KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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TOTAL MARKET VALUE		1,082,661
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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		933,598
TOTAL JUST VALUE		1,338,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		891,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217825	H/AC	0	12/01/2012
P1216286	NEW CONSTR	0	12/01/2012
MH125453	MH MOVE-ON	0	12/01/2012
B24802	NEW CONSTR	0	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2655/874	7/19/2023	SW	U	I	11	100
GRANTOR: GAINEY JILL L						
GRANTEE: GAINEY JILL L REVOC						
1918/1222	5/22/2014	WD	Q	I	02	285,000
GRANTOR: SKINNER LARRY D						
GRANTEE: GAINEY JILL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W40 S55 E40 N55$.

EXTRA FEATURES

LN	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
12	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2016	2016	3	78	8,424	
13	0855	CONC PAVER	0	100	20	20	400.00	SF	10.00	10.00	100	2020	2020	3	99	3,960	
14	0855	CONC PAVER	0	100	0	0	165.00	SF	10.00	10.00	100	2021	2021	3	100	1,650	

LAND DESCRIPTION

TOTAL OB/XF 14,034

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
7	005902	A	HARDWOOD SI	0			0.00	0.00	6.42	AC		1.00	1.00	1.00	175.00	175.00	1,124							
8	009910	M	MKT.VAL.AG	0			0.00	0.00	63.05	AC		1.00	1.00	1.00	5,000.00	5,000.00	315,250							

REVIEW DATE 12/16/2021 BY TW Total Acres: 65.05 Total Land Value: 119,636 Market: 315,250 Agricultural: 59,636 Common: 60,000 PRINTED 08/02/2023 BY SYS

PARCELS 1-7 1-9 & 1-11
IN OR 2655/874
EX ESMT OR 1828/1298

GAINEY JILL L REVOCABLE LIVING TRUST/GAINEY JILL L
1845 KINARD RD
BRYCEVILLE, FL 32009

2023

05-1S-23-0000-0001-0070

BUILDING CHARACTERISTICS

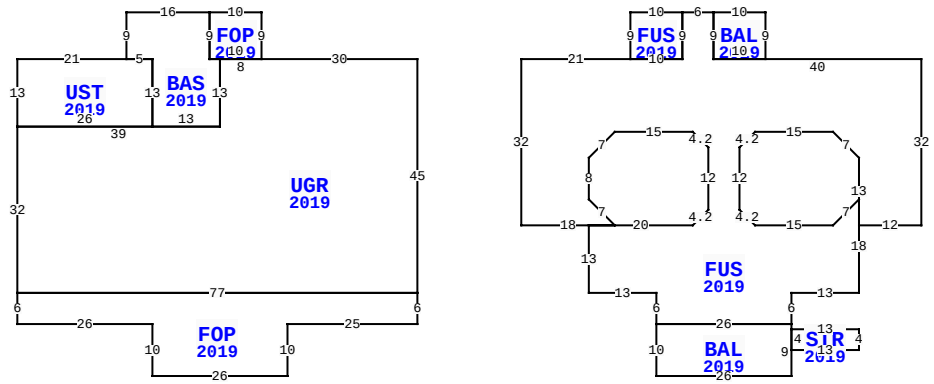
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	21	STONE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	90	15	14	1,843
BAL	260	15	39	5,132
BAS	313	100	313	41,185
FOP	90	30	27	3,553
FOP	722	30	217	28,553
FUS	90	100	90	11,842
FUS	2,590	100	2,590	340,797
STR	52	10	5	658
UGR	2,958	45	1,331	175,136
UST	338	45	152	20,000
TOTALS	7,503		4,778	628,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,778	112.1526	133.18	636,334	2019	2019	0	0	0	1.20	98.80

3 SNGL FAM – 100% - 2022 Heated Area: 2993 HX Base Yr 2022



1845 KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 5 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		785,822
TOTAL MARKET OB/XF VALUE		177,203
TOTAL LAND VALUE - MARKET		375,250
TOTAL MARKET VALUE		1,082,661
SOH/AGL Deduction		99,063
ASSESSED VALUE		983,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		933,598
TOTAL JUST VALUE		1,338,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		891,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/874	7/19/2023	SW	U	I	11	100
GRANTOR: GAINEY JILL L						
GRANTEE: GAINEY JILL L REVOC						
1918/1222	5/22/2014	WD	Q	I	02	285,000
GRANTOR: SKINNER LARRY D						
GRANTEE: GAINEY JILL L						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2019] W30 FOP=[YR=2019] N9 W10 BAS=[YR=2019] W16 S9 UST=[YR=2019] W21 S13 E26 N13 W5$ E5 S13 E13 N13 W2 N9$ S9 E10$ W8 S13 W39 S32 FOP=[YR=2019] S6 E26 S10 E26 N10 E25 N6 W77$ E77 N45$ PTR=E20 FUS=[YR=2019] E21 FUS=[YR=2019] N9 E10 S9 W10$ E10 N9 E6 BAL=[YR=2019] E10 S9 W10 N9$ S9 E40 S32 W12 N13 U5 L5 W15 D3 L3 S12 D3 R3 E15 U5 R5 S18 W13 S6 BAL=[YR=2019] S1 STR=[YR=2019] E13 S4 W13 N4$ S9 W26 N10 E26$ W26 N6 W13 N13 E20 U3 R3 N12 U3 L3 W15 D5 L5 S8 D5 R5 W18 N32$ W20$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/16/2021 BY TW Total Acres: 65.05 Total Land Value: 119,636 Market: 315,250 Agricultural: 59,636 Common: 60,000 PRINTED 08/02/2023 BY SYS

PARCELS 1-7 1-9 & 1-11
IN OR 2655/874
EX ESMT OR 1828/1298

GAINEY JILL L REVOCABLE LIVING TRUST/GAINEY JILL L
1845 KINARD RD
BRYCEVILLE, FL 32009

2023

05-1S-23-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

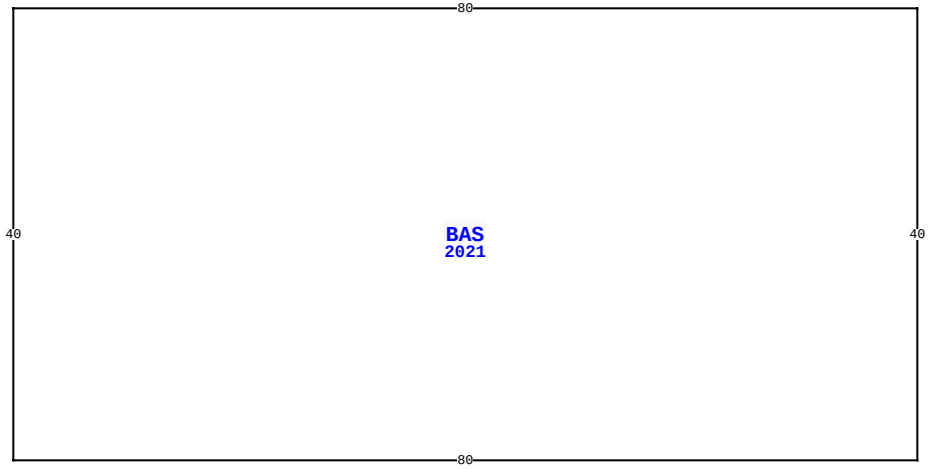
DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	3,200	46,918
TOTALS	3,200		3,200	46,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,200	42.3200	14.81	47,392	2021	2021	0	0	0	1.00	99.00

4 GARAGE RES – 100% - 2022 Heated Area: 3200 HX Base Yr 2022



1845 KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		785,822
TOTAL MARKET OB/XF VALUE		177,203
TOTAL LAND VALUE - MARKET		375,250
TOTAL MARKET VALUE		1,082,661
SOH/AGL Deduction		99,063
ASSESSED VALUE		983,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		933,598
TOTAL JUST VALUE		1,338,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		891,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/874	7/19/2023	SW	U	I	11	100
GRANTOR: GAINEY JILL L						
GRANTEE: GAINEY JILL L REVOC						
1918/1222	5/22/2014	WD	Q	I	02	285,000
GRANTOR: SKINNER LARRY D						
GRANTEE: GAINEY JILL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W80 S40 E80 N40$.

EXTRA FEATURES

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

REVIEW DATE 12/16/2021 BY TW Total Acres: 65.05 Total Land Value: 119,636 Market: 315,250 Agricultural: 59,636 Common: 60,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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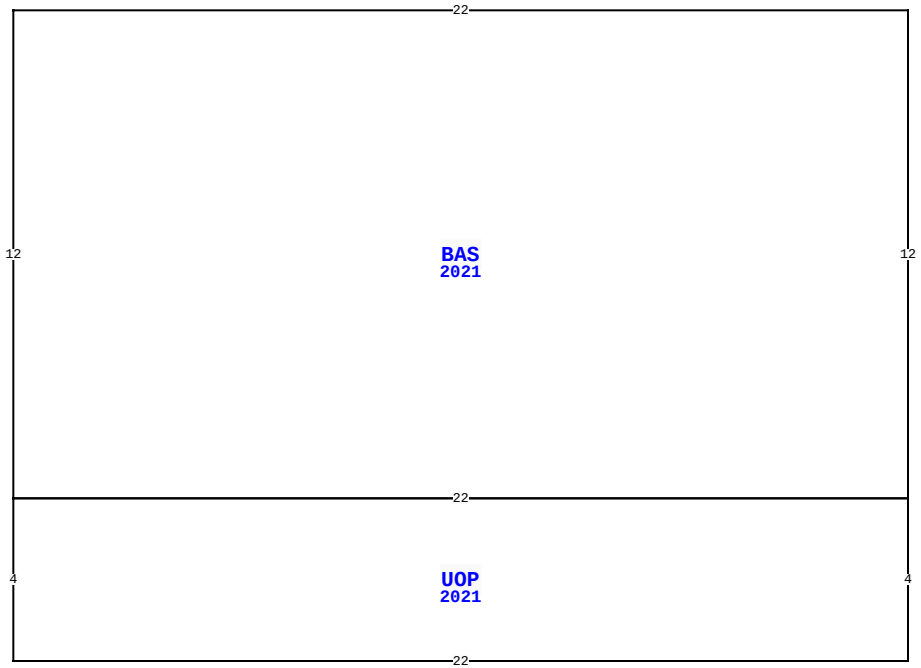
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100	264	11,269
UOP	88	20	18	768
TOTALS	352		282	12,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	282	85.8000	42.90	12,098	2020	2020	0	0	0	0.50	99.50

5 ACCESORY U – 0% - 2022 Heated Area: 264 HX Base Yr 2022



1845 KINARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 5 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		785,822
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 S12 UOP=[YR=2021] S4 E22 N4 W22$ E22 N12$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/16/2021 BY TW Total Acres: 65.05 Total Land Value: 119,636 Market: 315,250 Agricultural: 59,636 Common: 60,000 PRINTED 08/02/2023 BY SYS