



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 02 | WALL BD/WD 100 |
| Interior Floop           | 09 | PINE WOOD 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

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|         |    |                  |
|---------|----|------------------|
| Quality | 03 | Quality Level 03 |
|---------|----|------------------|

|          |      |               |
|----------|------|---------------|
| DOR CODE | 0100 | SINGLE FAMILY |
|----------|------|---------------|

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8001.00 |
|------------------|---------|

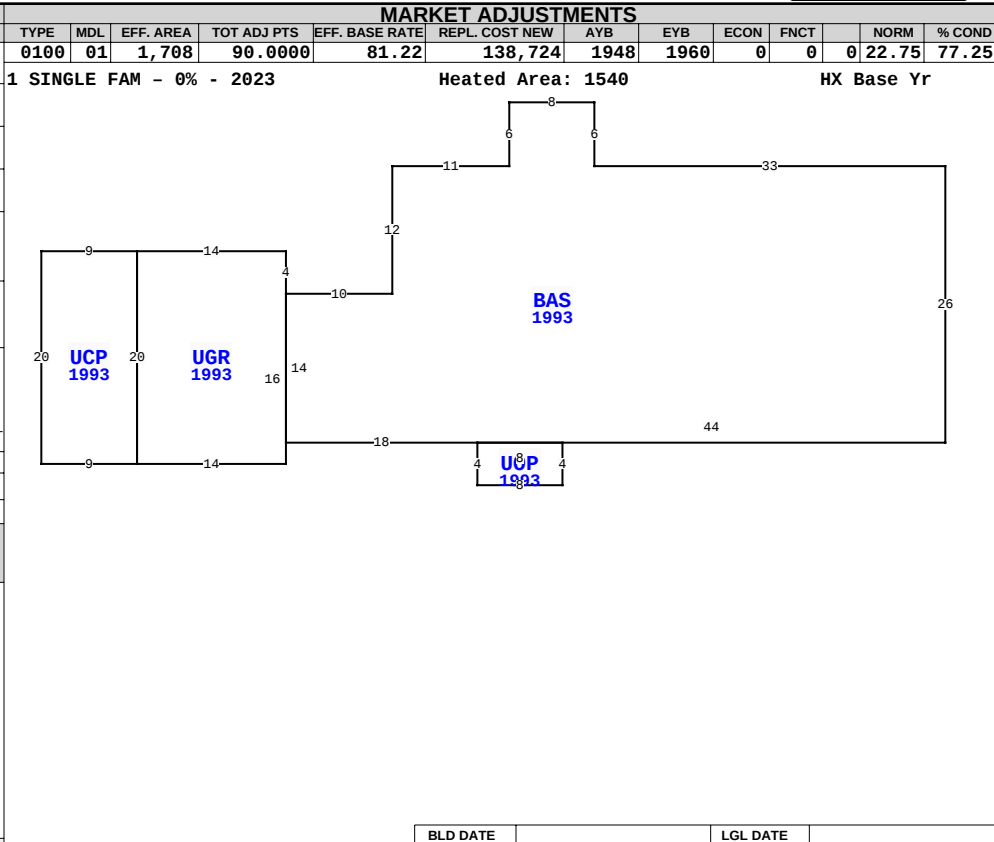
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,540            | 100         | 1,540        | 96,624               |
| UCP       | 180              | 20          | 36           | 2,259                |
| UGR       | 280              | 45          | 126          | 7,906                |
| UOP       | 32               | 20          | 6            | 376                  |
| TOTALS    | 2,032            |             | 1,708        | 107,164              |

|                |  |
|----------------|--|
| 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 |
|-----|------------|-------------|---------|---|----|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0940       | SHEDS/PORT  | 0       | 0 | 10 | 18    |    | 180.00   | SF 30.00       | 100       | 1952    | 1952        | 3 | 20     | 1,080           |       |
| 3   | 0510       | GARAGE WD-  | 0       | 0 | 20 | 18    |    | 360.00   | SF 26.25       | 100       | 1986    | 1986        | 3 | 20     | 1,890           |       |
| 4   | 0812       | CONCRETE C  | 0       | 0 | 0  | 0     |    | 1,042.00 | SF 4.00        | 100       | 2002    | 2002        | 3 | 83     | 3,459           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |           |        |         |            |                |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1                | 000115   | C   | SFR ACRES            | 0   | 0004 | OR       | 0.00  | 0.00  | 3.50        | AC        |     | 1.00      | 1.00   | 1.00    | 18,000.00  | 18,000.00      |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 03/05/2020 | BY | TWA |
|-------------|------------|----|-----|



|                              |
|------------------------------|
| 12370 US HWY 301, BRYCEVILLE |
|------------------------------|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |
|-------------------|--------------------------|-----------|-----------------|
| Total Acres: 3.50 | Total Land Value: 63,000 | Market: 0 | Agricultural: 0 |
|-------------------|--------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 6              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 107,164   |  |             |
| TOTAL MARKET OB/XF VALUE  | 6,429     |  |             |
| TOTAL LAND VALUE - MARKET | 63,000    |  |             |
| TOTAL MARKET VALUE        | 176,593   |  |             |
| SOH/AGL Deduction         | 0         |  |             |
| ASSESSED VALUE            | 176,593   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 176,593   |  |             |
| TOTAL JUST VALUE          | 176,593   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              | 0         |  |             |
| PREVIOUS YEAR MKT VALUE   | 144,664   |  |             |

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| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 8760       | ADDITION    | 12,740 | 03/16/1993 |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2549/1118                    | 3/23/2022  | WD        | Q   | I   | 01     | 270,500    |
| GRANTOR: CONNER RONALD R &   |            |           |     |     |        |            |
| GRANTEE: JONNCONN LLC        |            |           |     |     |        |            |
| 2520/1186                    | 12/01/2021 | FJ        | U   | I   | 11     | 100        |
| GRANTOR: CONNER LEWIS H EST  |            |           |     |     |        |            |
| GRANTEE: CONNER RONALD R & C |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W33 N6 W8 S6 W11 S12 W10 UGR=[YR=1993] N4 W14 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| UCP=[YR=1993] W9 S20 E9 N20\$ S20 E14 N16\$ S14 E18         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[YR=1993] S4 E8N4 W8\$ E44 N26\$.                       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |