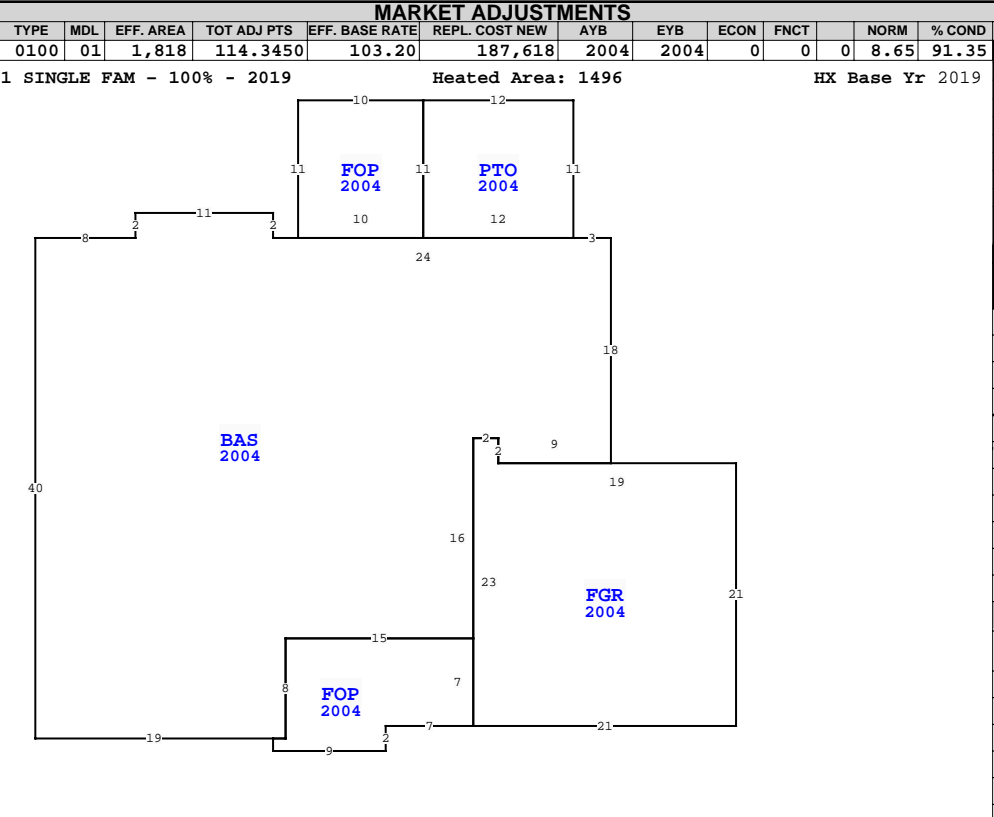


| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 05 AVERAGE 70     |
| Exterior Wall            | 16 WD FR STUC 30  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 80      |
| Interior Floor           | 08 SHT VINYL 20   |
| 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             |
| Occupancy                | 00 NONE 100       |



**NASSAU COUNTY PROPERTY** PAGE 1 of 1

| VALUATION SUMMARY         |           | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY              |           | STANDARD |
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 171,389  |
| TOTAL MARKET OB/XF VALUE  |           | 5,699    |
| TOTAL LAND VALUE - MARKET |           | 50,000   |
| TOTAL MARKET VALUE        |           | 227,088  |
| SOH/AGL Deduction         |           | 65,302   |
| ASSESSED VALUE            |           | 161,786  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 111,786  |
| TOTAL JUST VALUE          |           | 227,088  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 190,299  |

| QUALITY | CD | QUALITY LEVEL    |
|---------|----|------------------|
| 04      | 04 | Quality Level 04 |

| DOR CODE | CD | SINGLE FAMILY |
|----------|----|---------------|
| 0100     | 01 | SINGLE FAMILY |

| MAP NUM | MKT AREA | CD |
|---------|----------|----|
|         |          | 04 |

| NEIGHBORHOOD/LOC | CD | 4050.00 |
|------------------|----|---------|
|                  |    | 4050.00 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,496            | 100         | 1,496        | 141,033              |
| FGR       | 445              | 55          | 245          | 23,097               |
| FOP       | 110              | 30          | 33           | 3,111                |
| FOP       | 122              | 30          | 37           | 3,488                |
| PTO       | 132              | 5           | 7            | 660                  |

| TOTALS | CD | 2,305 | 1,818 | 171,389 |
|--------|----|-------|-------|---------|
|        |    | 2,305 | 1,818 | 171,389 |

| BLD DATE | CD | 03/20/2023 | NW | LGL DATE |
|----------|----|------------|----|----------|
|          |    | 03/20/2023 | NW |          |

| XF DATE | CD | INC DATE |
|---------|----|----------|
|         |    |          |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0412417   | NEW CONSTR  | 107,484 | 03/01/2004 |
| P047697    | NEW CONSTR  | 0       | 03/01/2004 |
| M048055    | H/AC        | 0       | 03/01/2004 |
| R045902    | REPAIR/RRF  | 2,000   | 03/01/2004 |

**SALES DATA**

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2195/1386         | 5/08/2018 | WD Q      | I   | 01  |        | 190,000    |

GRANTOR: CREEL SETH I & CHRIST  
GRANTEE: WALLS BENJAMIN R &  
2062/0956 8/01/2016 WD Q I 01 158,500  
GRANTOR: CARTER PAUL W  
GRANTEE: CREEL SETH I & CHRI

**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   | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 874.00 | SF | 5.20  | 5.20           | 100       | 2004    | 2004        | 3 | 86     | 3,909           |       |
| 2   | 1242       | WD DECK A   | 0 100   | 16 | 22 | 352.00 | SF | 10.00 | 10.00          | 100       | 2005    | 2005        | 3 | 27     | 950             |       |
| 3   | 1242       | WD DECK A   | 0 100   | 12 | 14 | 168.00 | SF | 10.00 | 10.00          | 100       | 2010    | 2010        | 3 | 50     | 840             |       |

86254 AUGUSTUS AVE, YULEE

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 5,699       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS=[YR=2004] W3 PTO=[YR=2004] N11 W12 FOP=[YR=2004] W10 S11 E10 N11 \$ S11 E12 \$ W24 N2 W11 S2 W8 S40 E19 FOP=[YR=2004] S1 E9 N2 E7 FGR=[YR=2004] E21 N21 W19 N2 W2 S23 \$ N7 W15 S8 W1 \$ E1 N8 E15 N16 E2 S2 E9 N18 \$ .

| LAND DESCRIPTION |          | TOTAL OB/XF |                      |     |      |          |       |       |             |           |     |          |        |         |            | 5,699          |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS         | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 000100   | C           | SFR                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 50,000.00  | 50,000.00      | 50,000     |                             |      |         |      |     |    |        |