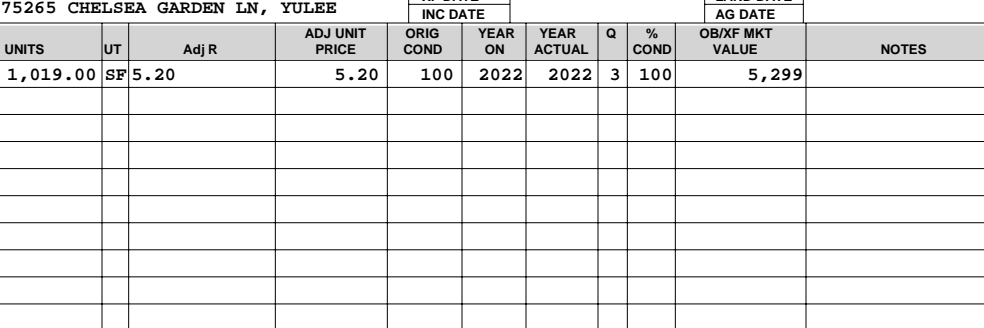


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 11 | CLAY TILE 50 |
| Interior Floor | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,389 | 113.1900 | 102.15 | 244,036 | 2022 | 2022 | 0 | 0 | 0.00 | 100.00 | | |

1 SINGLE FAM - 0% - 2023 Heated Area: 2075 HX Base Yr



| Quality | | 03 Quality Level 03 | | |
|------------------|------------------|---------------------|--------------|----------------------|
| DOR CODE | | 0100 SINGLE FAMILY | | |
| MAP NUM | | MKT AREA 05 | | |
| NEIGHBORHOOD/LOC | | 5020.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,128 | 100 | 1,128 | 115,225 |
| FGR | 449 | 55 | 247 | 25,231 |
| FOP | 81 | 30 | 24 | 2,452 |
| FOP | 143 | 30 | 43 | 4,392 |
| FUS | 947 | 100 | 947 | 96,736 |
| TOTALS | 2,748 | | 2,389 | 244,036 |

EXTRA FEATURES 75265 CHELSEA GARDEN LN, YULEE

| 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 | 0 | 0 | 0 | | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 5,299 | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | SFR | 0 | | PUD | 40.00 | 127.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

| NASSAU COUNTY PROPERTY | | | | PAGE 1 of 1 | | | |
|---------------------------|--|--------------|--|--------------------------|--|---------|--|
| VALUATION SUMMARY | | | | STANDARD | | | |
| VALUATION BY | | Tax Group: 4 | | Tax Dist: | | | |
| BUILDING MARKET VALUE | | 244,036 | | TOTAL MARKET OB/XF VALUE | | 5,299 | |
| TOTAL LAND VALUE - MARKET | | 65,000 | | TOTAL MARKET VALUE | | 314,335 | |
| SOH/AGL Deduction | | 0 | | ASSESSED VALUE | | 314,335 | |
| TOTAL EXEMPTION VALUE | | 0 | | BASE TAXABLE VALUE | | 314,335 | |
| TOTAL JUST VALUE | | 314,335 | | NCON VALUE | | 249,335 | |
| INCOME VALUE | | | | PREVIOUS YEAR MKT VALUE | | 65,000 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| C2209835 | CO ISSUED | 0 | 12/21/2022 |
| 22009835 | NEW CONSTR | 334,689 | 06/28/2022 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2614/0709 | 12/28/2022 | WD | Q | I | 01 | 386,800 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: FKH SFR M LP | | | | | | |
| 2572/1294 | 6/21/2022 | SW | Q | V | 05 | 2,560,000 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

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

| BUILDING DIMENSIONS | |
|---|--|
| FGR=[YR=2022] W21 S8 FOP=[YR=2022] W9 S9 BAS=[YR=2022] S35 FOP=[YR=2022] S11 E13 N11 W13\$ E13 S10 E17 N41 W23 N4 W7\$ E9 N9\$ S9 W2 S4 E23 N21 \$ PTR= E10 FUS=[YR=2022] E30 S32 W17 N1 W13 N31\$ W10\$. | |