

LOT 73 MILITARY  
IN OR 1546/1512  
RIVER GLEN #1 PB 7/263

MILLER ARTHUR T/VAZQUEZ MYRNA  
75088 GLENSPRING WAY  
YULEE, FL 32097

2023

11-2N-26-1830-0073-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 100 |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 14  | CARPET 70      |
| Interior Floo            | 16  | EPOXY STRP 30  |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.  | 1. 100         |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

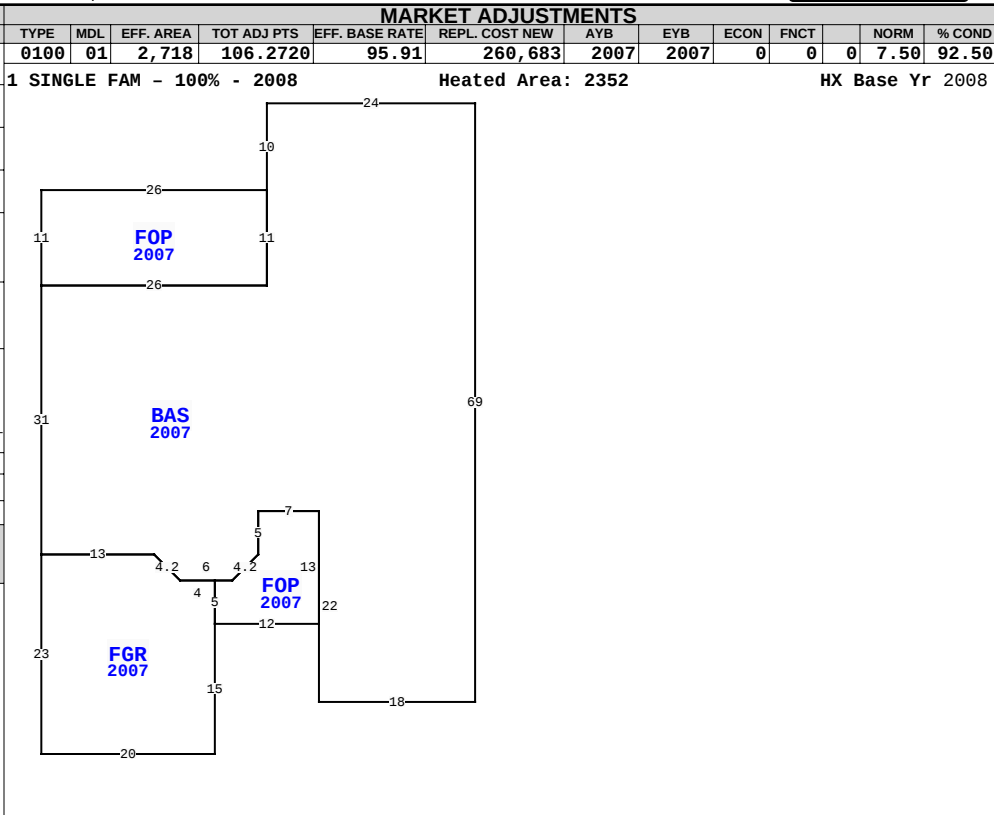
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5009.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,352            | 100         | 2,352        | 208,662              |
| FGR       | 444              | 55          | 244          | 21,647               |
| FOP       | 121              | 30          | 36           | 3,194                |
| FOP       | 286              | 30          | 86           | 7,629                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,203 |  | 2,718 | 241,132 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0 | 663.00 | SF | 5.20  |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 28 | 3 | 83.00  | SF | 6.50  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000136   | C   | SFR INT              | 100 | 0003 |          | 0.00  | 0.00  | 1.00        |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 01/25/2008 | KK | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |            |             |     |     |    |   |        |    |       |
|-------------|------------|-------------|-----|-----|----|---|--------|----|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R |
| 1           | 0811       | CONCRETE B  | 0   | 100 | 0  | 0 | 663.00 | SF | 5.20  |
| 2           | 0810       | CONCRETE A  | 0   | 100 | 28 | 3 | 83.00  | SF | 6.50  |

| TOTAL OB/XF |            |             |     |     |    |   |        |    |       |
|-------------|------------|-------------|-----|-----|----|---|--------|----|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R |
| 1           | 0811       | CONCRETE B  | 0   | 100 | 0  | 0 | 663.00 | SF | 5.20  |
| 2           | 0810       | CONCRETE A  | 0   | 100 | 28 | 3 | 83.00  | SF | 6.50  |

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 4              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 241,132   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 3,548     |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 55,000    |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 299,680   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 126,605   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 173,075   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 55,000    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 118,075   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 299,680   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 258,167   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| E19608     | ELEC OTHER  | 2,000   | 07/01/2007 |
| M13008     | MECH OTHER  | 0       | 06/01/2007 |
| P12446     | OTHER       | 0       | 06/01/2007 |
| C19914     | CO ISSUED   | 0       | 05/01/2007 |
| B19914     | NEW CONSTR  | 206,646 | 05/01/2007 |
| R10366     | REPAIR/RRF  | 5,000   | 05/01/2007 |

| SALES DATA                  |           |              |        |        |           |               |  |
|-----------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number        | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1546/1512                   | 1/17/2008 | WD           | U      | I      | 21        | 230,000       |  |
| GRANTOR:MORRISON HOMES INC  |           |              |        |        |           |               |  |
| GRANTEE:MILLER ARTHUR T & M |           |              |        |        |           |               |  |
| 1494/0689                   | 4/23/2007 | WD           | U      | V      | 19        | 276,000       |  |
| GRANTOR:RIVER GLEN LLC      |           |              |        |        |           |               |  |
| GRANTEE:MORRISON HOMES INC  |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W24 S10 FOP=[YR=2007] W26 S11 E26 N11\$ S11 W26 S31 FGR=[YR=2007] S23 E20 N15 FOP=[YR=2007] E12 N13 W7 S5 D3 L3 W2 S5\$ N5 W4 U3 L3 W13\$ E13 D3 R3 E6 U3 R3 N5 E7 S22 E18 N69\$. |  |  |  |  |  |  |  |  |  |