



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                               |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |          |             |         |                       |                   | NASSAU COUNTY PROPERTY |                             |      |         |      |     |    |        |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-------------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|-----------------------|-------------------|------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                          | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1 4         |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | HARDIE BRD 100 | 0100                          | 01                   | 2,488              | 102.7200    | 92.70          | 230,638        | 2022        | 2022           | 0         | 0        | 0.00        | 100.00  | VALUATION BY STANDARD |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2023    |                      |                    |             |                |                |             |                |           |          |             |         |                       | Heated Area: 2160 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       | HX Base Yr 2023   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                              | 08               | SHT VINYL 50   |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 50      |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bedrooms                                                                                                                                   |                  | 4 100          |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bathrooms                                                                                                                                  |                  | 2 100          |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 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                                                                                                                                        | 2,160            | 100            | 2,160                         | 200,232              |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FGR                                                                                                                                        | 560              | 55             | 308                           | 28,552               |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                        | 55               | 30             | 16                            | 1,483                |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| PTO                                                                                                                                        | 70               | 5              | 4                             | 371                  |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 2,845                         |                      | 2,488              | 230,638     |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                | 65197 LAGOON FOREST DR, 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                                                                                                                                          | 0812             | CONCRETE C     | 0                             | 100                  | 0                  | 0           | 1,078.00       | SF             | 4.00        | 4.00           | 100       | 2022     | 2022        | 3       | 100                   | 4,312             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 2                                                                                                                                          | 0476             | VF 6 SBPL      | 1                             | 100                  | 0                  | 0           | 130.00         | LF             | 32.00       | 32.00          | 100       | 2023     | 2022        |         | 100                   | 4,160             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 3                                                                                                                                          | 0470             | VNYL GATE      | 1                             | 100                  | 0                  | 0           | 1.00           | UT             | 300.00      | 300.00         | 100       | 2023     | 2022        |         | 100                   | 300               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 4                                                                                                                                          | 0462             | ST/AL FNC      | 1                             | 100                  | 80                 | 0           | 320.00         | SF             | 10.00       | 10.00          | 100       | 2023     | 2022        |         | 100                   | 3,200             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 5                                                                                                                                          | 0463             | FENCE GATE     | 1                             | 100                  | 0                  | 0           | 1.00           | UT             | 300.00      | 300.00         | 100       | 2023     | 2022        |         | 100                   | 300               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTAL OB/XF                                                                                                                                |                  |                |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                   | 12,272                 |                             |      |         |      |     |    |        |  |  |  |  |
| 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                                                                                                                                          | 000134           | C              | SFR POND                      | 100                  |                    | PUD         | 0.00           | 0.00           | 1.00        | UT             |           | 1.00     | 1.00        | 1.00    | 55,000.00             | 55,000.00         | 55,000                 |                             |      |         |      |     |    |        |  |  |  |  |
| REVIEW DATE 10/28/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS |                  |                |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |