

PT SE1/4 OF SEC 16-2S-23E &  
PT SW1/4 OF SEC 15-2S-23E IN  
OR 2024/1271

MILLER LESTER M & RITA GAIL  
2759 WOODCHUCK PLACE  
BALDWIN, FL 32234

2023

16-2S-23-0000-0001-0050



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 90      |
| Interior Floor           | 08 | SHT VINYL 10   |
| 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          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 5000    | IMPROVED AG      |
| MAP NUM          |         | MKT AREA         |
|                  |         | 09               |
| NEIGHBORHOOD/LOC | 9001.00 |                  |

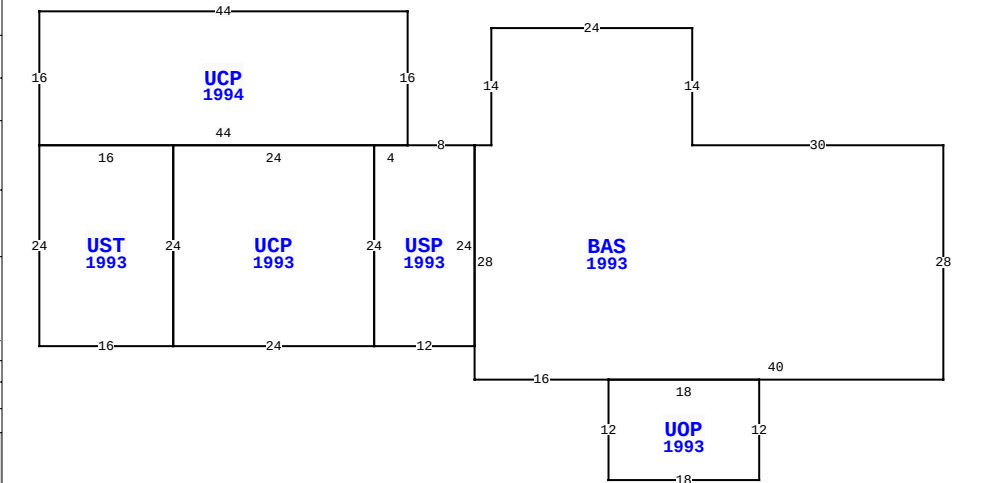
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,904            | 100         | 1,904        | 45,890               |
| UCP       | 576              | 20          | 115          | 2,772                |
| UCP       | 704              | 20          | 141          | 3,398                |
| UOP       | 216              | 25          | 54           | 1,301                |
| USP       | 288              | 50          | 144          | 3,471                |
| UST       | 384              | 55          | 211          | 5,086                |

|        |       |  |       |        |
|--------|-------|--|-------|--------|
| TOTALS | 4,072 |  | 2,569 | 61,918 |
|--------|-------|--|-------|--------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 2              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |
| 3              | 1242       | WD DECK A   | 0 100   | 11 | 8  | 88.00    | SF | 10.00    | 10.00          |
| 4              | 0510       | GARAGE WD-  | 0 100   | 40 | 24 | 960.00   | SF | 35.00    | 35.00          |
| 6              | 0681       | POLE SHED   | 0 100   | 85 | 13 | 1,105.00 | SF | 15.00    | 15.00          |
| 7              | 0940       | SHEDS/PORT  | 0 100   | 16 | 16 | 256.00   | SF | 21.30    | 21.30          |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 005000   | C   | RURAL HOME           | 100 | 0007 | OR       | 0.00  | 0.00  | 1.00        |
| 2                | 005500   | A   | TIMBER 2 SI          | 0   |      |          | 0.00  | 0.00  | 8.21        |
| 3                | 009910   | M   | MKT. VAL. AG         | 0   |      |          | 0.00  | 0.00  | 8.21        |

| MARKET ADJUSTMENTS      |     |           |             |                |                   |      |                 |      |      |
|-------------------------|-----|-----------|-------------|----------------|-------------------|------|-----------------|------|------|
| TYPE                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB  | EYB             | ECON | FNCT |
| 0820                    | 02  | 2,569     | 123.6000    | 80.34          | 206,393           | 1992 | 1992            | 0    | 0    |
| 1 M/H 93- - 100% - 1998 |     |           |             |                | Heated Area: 1904 |      | HX Base Yr 1998 |      |      |



|        |       |  |       |        |
|--------|-------|--|-------|--------|
| TOTALS | 4,072 |  | 2,569 | 61,918 |
|--------|-------|--|-------|--------|

|                               |    |          |                |           |         |             |   |         |                 |       |
|-------------------------------|----|----------|----------------|-----------|---------|-------------|---|---------|-----------------|-------|
| 2759 WOODCHUCK PL, BRYCEVILLE |    |          |                | INC DATE  |         |             |   | AG DATE |                 |       |
| UNITS                         | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND  | OB/XF MKT VALUE | NOTES |
| 1.00                          | UT | 3,500.00 | 3,500.00       | 100       | 1992    | 1992        | 3 | 74      | 2,590           |       |
| 88.00                         | SF | 10.00    | 10.00          | 100       | 1999    | 1999        | 3 | 20      | 176             |       |
| 960.00                        | SF | 35.00    | 35.00          | 100       | 1999    | 1999        | 3 | 28      | 9,408           |       |
| 1,105.00                      | SF | 15.00    | 15.00          | 100       | 1999    | 1999        | 3 | 28      | 4,641           |       |
| 256.00                        | SF | 21.30    | 21.30          | 100       | 1999    | 1999        | 3 | 20      | 1,091           |       |
|                               |    |          |                |           |         |             |   |         |                 |       |
|                               |    |          |                |           |         |             |   |         |                 |       |
|                               |    |          |                |           |         |             |   |         |                 |       |
|                               |    |          |                |           |         |             |   |         |                 |       |
|                               |    |          |                |           |         |             |   |         |                 |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 17,906      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |   |
|---------------------------|--|--------------|---|
| PAGE 1 of 1               |  |              | 6 |
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 6              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 61,918       |   |
| TOTAL MARKET OB/XF VALUE  |  | 17,906       |   |
| TOTAL LAND VALUE - MARKET |  | 185,990      |   |
| TOTAL MARKET VALUE        |  | 114,340      |   |
| SOH/AGL Deduction         |  | 51,855       |   |
| ASSESSED VALUE            |  | 62,485       |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 32,969 |   |
| BASE TAXABLE VALUE        |  | 29,516       |   |
| TOTAL JUST VALUE          |  | 265,814      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 67,069       |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 8923       | MH MOVE-ON  | 46,000 | 06/04/1992 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 2024/1271                      | 1/09/2016 | WD        | U     | I     | 11     |
| GRANTOR: ROYAL LENERY M & MART |           |           |       |       | 100    |
| GRANTEE: MILLER LESTER M & R   |           |           |       |       |        |
| 2000/1806                      | 8/22/2015 | QC        | U     | I     | 11     |
| GRANTOR: ROYAL LENERY M & MART |           |           |       |       | 0      |
| GRANTEE: MILLER LESTER M & R   |           |           |       |       |        |

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

| BUILDING DIMENSIONS                                                                                                      |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W30 N14 W24 S14 W2 USP=[YR=1993] W8                                                                        |  |  |  |  |  |  |  |  |  |
| UCP=[YR=1994] N16 W44 S16 UST=[YR=1993] S24 E16 UCP=[YR=1993] E24 N24 W24 S24\$ N24 W16\$ E44\$ W4 S24 E12 N24\$ S28 E16 |  |  |  |  |  |  |  |  |  |
| UOP=[YR=1993] S12 E18 N12 W18\$ E40 N28\$.                                                                               |  |  |  |  |  |  |  |  |  |