



| 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                      | VALUATION SUMMARY         |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | VALUATION BY              |                        |           |     |            |        |        |  |                           |  | STANDARD  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | Tax Group: 4              |                        |           |     |            |        |        |  |                           |  | Tax Dist: |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | BUILDING MARKET VALUE     |                        |           |     |            |        |        |  |                           |  | 0         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | TOTAL MARKET OB/XF VALUE  |                        |           |     |            |        |        |  |                           |  | 13,987    |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | TOTAL LAND VALUE - MARKET |                        |           |     |            |        |        |  |                           |  | 305,200   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | TOTAL MARKET VALUE        |                        |           |     |            |        |        |  |                           |  | 58,927    |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | SOH/AGL Deduction         |                        |           |     |            |        |        |  |                           |  | 9,324     |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | ASSESSED VALUE            |                        |           |     |            |        |        |  |                           |  | 49,603    |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | TOTAL EXEMPTION VALUE     |                        |           |     |            |        |        |  |                           |  | 0         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | BASE TAXABLE VALUE        |                        |           |     |            |        |        |  |                           |  | 49,603    |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | TOTAL JUST VALUE          |                        |           |     |            |        |        |  |                           |  | 319,187   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | NCON VALUE                |                        |           |     |            |        |        |  |                           |  | 0         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | INCOME VALUE              |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             | PREVIOUS YEAR MKT VALUE   |                        |           |     |            |        |        |  |                           |  | 35,873    |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 5500        | TIMBERLAND 80-89     |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  | 09        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 9001.00     |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      | 3851 SHINBONE ALY, HILLIARD |          |              |           |                |                    |                   |             |        |         | BLD DATE        |                |            |                             |                           |                        | LGL DATE  |     | 06/15/2023 |        |        |  | MLU                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         | XF DATE         |                |            |                             |                           |                        | LAND DATE |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         | INC DATE        |                |            |                             |                           |                        | AG DATE   |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| 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                        | 0937             | WELL        | 0                    | 0                    | 0                           | 1.00     | UT           | 6,000.00  | 6,000.00       | 100                | 1996              | 1996        | 3      | 100     | 6,000           |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| 2                        | 0936             | SEPTC TANK  | 0                    | 0                    | 0                           | 1.00     | UT           | 6,000.00  | 6,000.00       | 100                | 1996              | 1996        | 3      | 100     | 6,000           |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| 3                        | 0940             | SHEDS/PORT  | 0                    | 0                    | 24                          | 12       |              | 288.00    | SF             | 30.00              | 100               | 1998        | 1998   | 3       | 20              | 1,728          |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| 4                        | 0751             | UOP         | 0                    | 0                    | 12                          | 8        |              | 96.00     | SF             | 10.00              | 100               | 1998        | 1998   | 3       | 27              | 259            |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      |                             |          |              |           |                | TOTAL OB/XF        |                   |             |        |         |                 |                |            |                             |                           | 13,987                 |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP                  | R D                         | LOC ZONE | FRONT        | DEPTH     | TOT LND UTS    | UNIT TYPE          | D T               | DPTH FACT   | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR                      | DENSITY                | DECL      | FRZ | YR         | CONSRV |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| 1                        | 005000           | C           | RURAL HOME           | 0                    | 0005                        | OR       | 0.00         | 0.00      | 1.00           | AC                 |                   | 1.00        | 1.00   | 1.00    | 30,000.00       | 30,000.00      | 30,000     |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| 2                        | 005600           | A           | TIMBER 3 SI          | 0                    |                             |          | 0.00         | 0.00      | 7.00           | AC                 |                   | 1.00        | 1.00   | 1.00    | 410.00          | 410.00         | 2,870      |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| 3                        | 005902           | A           | HARDWOOD SI          | 0                    |                             |          | 0.00         | 0.00      | 8.00           | AC                 |                   | 1.00        | 1.00   | 1.00    | 175.00          | 175.00         | 1,400      |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| 4                        | 005500           | A           | TIMBER 2 SI          | 0                    |                             |          | 0.00         | 0.00      | 19.40          | AC                 |                   | 1.00        | 1.00   | 1.00    | 550.00          | 550.00         | 10,670     |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| 5                        | 009910           | M           | MKT.VAL.AG           | 0                    |                             |          | 0.00         | 0.00      | 34.40          | AC                 |                   | 1.00        | 1.00   | 1.00    | 8,000.00        | 8,000.00       | 275,200    |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                             |          |              |           |                |                    |                   |             |        |         |                 |                |            |                             |                           |                        |           |     |            |        |        |  |                           |  |           |  |  |  |  |  |  |  |  |  |
| REVIEW DATE              |                  | 07/10/2020  |                      | BY                   | TWA                         |          | Total Acres: |           | 35.40          |                    | Total Land Value: |             | 44,940 |         | Market:         |                | 275,200    |                             | Agricultural:             |                        | 14,940    |     | Common:    |        | 30,000 |  | PRINTED 08/02/2023 BY SYS |  |           |  |  |  |  |  |  |  |  |  |