

**MURFF RICHARD N & GAYNELL M**  
75848 JOHNSON LAKE ROAD  
YULEE, FL 32097

**18-2N-27-4315-0042-0000**

| 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           | 0                      | NORM                        | % COND | VALUATION SUMMARY                  |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 25               | MOD METAL 100  |                      |                      |                              |          | 0820                                                                                                                                                                                                                                                                                                                                                                                                                                  | 02     | 1,566          | 97.6000     | 63.44          | 99,347         | 1974   | 1974    | 0               | 0              | 0                      | 70.00                       | 30.00  | VALUATION BY                       |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                              | 03               | GABLE/HIP 100  |                      |                      |                              |          | 1 M/H 93- - 100% - 1999                                                                                                                                                                                                                                                                                                                                                                                                               |        |                |             |                |                |        |         |                 |                |                        |                             |        | Heated Area: 1140 HX Base Yr 1999  |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 12               | MODULAR MT 100 |                      |                      |                              |          | <p>The diagram shows a large rectangular building footprint with several smaller rectangular areas labeled with codes and years. The main area is labeled 'BAS 1993'. To its left is a larger area labeled 'UGR 1993'. Above the main area are two smaller rectangles labeled 'UOP 1993' and 'USP 1993'. Below the main area is another rectangle labeled 'UOP 1993'. Dimensions are provided for various parts of the footprint.</p> |        |                |             |                |                |        |         |                 |                |                        |                             |        | STANDARD                           |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                               | 04               | PLYWOOD 100    |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        | Tax Group: 4 Tax Dist:             |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                              | 14               | CARPET 90      |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        | BUILDING MARKET VALUE 29,804       |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                              | 08               | SHT VINYL 10   |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        | TOTAL MARKET OB/XF VALUE 6,328     |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                               | 01               | NONE 100       |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        | TOTAL LAND VALUE - MARKET 97,500   |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        | TOTAL MARKET VALUE 133,632         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 3 100          |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        | SOH/AGL Deduction 80,395           |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 1 100          |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        | ASSESSED VALUE 53,237              |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        | TOTAL EXEMPTION VALUE HX HB 28,237 |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        | BASE TAXABLE VALUE 25,000          |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                       |                  | 0 100          |                      |                      |                              |          | TOTAL JUST VALUE 133,632                                                                                                                                                                                                                                                                                                                                                                                                              |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                               | 04               | DIST 01 100    |                      |                      |                              |          | NCON VALUE 0                                                                                                                                                                                                                                                                                                                                                                                                                          |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                     |                  | 03             | Quality Level 03     |                      |                              |          | INCOME VALUE                                                                                                                                                                                                                                                                                                                                                                                                                          |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  | 0200           | MOBILE HOME          |                      |                              |          | PREVIOUS YEAR MKT VALUE 121,937                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |                | MKT AREA             |                      | 05                           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  | 5010.00        |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA         | SUBAREA MARKET VALUE |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                         | 1,140            | 100            | 1,140                | 21,697               |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| UGR                                                                                                                                         | 480              | 45             | 216                  | 4,111                |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                         | 60               | 25             | 15                   | 286                  |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                         | 100              | 25             | 25                   | 476                  |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                         | 280              | 25             | 70                   | 1,332                |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| USP                                                                                                                                         | 200              | 50             | 100                  | 1,903                |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                      | 2,260            |                | 1,566                | 29,804               |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                      |                      | 75848 JOHNSON LAKE RD, 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          |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                           | 0681             | POLE SHED      | 0 100                | 10                   | 16                           | 160.00   | SF                                                                                                                                                                                                                                                                                                                                                                                                                                    | 15.00  | 15.00          | 100         | 1990           | 1990           | 3      | 20      | 480             |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                           | 0681             | POLE SHED      | 0 100                | 10                   | 10                           | 100.00   | SF                                                                                                                                                                                                                                                                                                                                                                                                                                    | 15.00  | 15.00          | 100         | 1990           | 1990           | 3      | 20      | 300             |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                           | 0300             | BOAT DCK W     | 0 100                | 0                    | 0                            | 304.00   | SF                                                                                                                                                                                                                                                                                                                                                                                                                                    | 40.00  | 40.00          | 100         | 1996           | 1996           | 3      | 25      | 3,040           |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                           | 0681             | POLE SHED      | 0 100                | 10                   | 20                           | 200.00   | SF                                                                                                                                                                                                                                                                                                                                                                                                                                    | 15.00  | 15.00          | 100         | 1997           | 1997           | 3      | 26      | 780             |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                           | 0940             | SHEDS/PORT     | 0 100                | 12                   | 24                           | 288.00   | SF                                                                                                                                                                                                                                                                                                                                                                                                                                    | 30.00  | 30.00          | 100         | 1996           | 1996           | 3      | 20      | 1,728           |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF 6,328                                                                                                                           |                  |                |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                           | 000133           | C              | SFR LAKE             | 100                  |                              | RM       | 150.00                                                                                                                                                                                                                                                                                                                                                                                                                                | 208.00 | 1.50           | LT          |                | 1.00           | 1.00   | 1.00    | 65,000.00       | 65,000.00      | 97,500                 |                             |        |                                    |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 05/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/02/2023 BY SYS |                  |                |                      |                      |                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                |             |                |                |        |         |                 |                |                        |                             |        |                                    |      |     |    |        |  |  |  |  |  |