

SE1/4 & PT W1/2 PT OR 1315/960  
BEING PARCEL 5  
ESMT OR 1374/352

QUAIL CREEK PLANTATION LLC  
2103 ATLANTIC BLVD  
JACKSONVILLE, FL 32207

2023

24-1N-23-0000-0002-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 80     |
| Interior Wall            | 06 | CUST PANEL 20  |
| Interior Floo            | 12 | HARDWOOD 70    |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 7  | 100            |
| Bathrooms                | 8  | 100            |
| Frame                    | 01 | TYP WD 100     |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 5700 | TIMBERLAND 60-69 |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 09 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 9001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,013            | 100         | 3,013        | 253,814              |
| FOP       | 1,118            | 30          | 335          | 28,220               |
| FSP       | 605              | 40          | 242          | 20,386               |
| FUS       | 1,312            | 100         | 1,312        | 110,522              |
| UOP       | 176              | 20          | 35           | 2,948                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 6,224 | 4,937 | 415,889 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0937       | WELL        | 0   | 0   | 0  | 0  | 2.00     | UT | 6,000.00 |
| 2              | 0681       | POLE SHED   | 0   | 0   | 47 | 30 | 1,410.00 | SF | 11.25    |
| 3              | 0504       | FP-ELECTRI  | 0   | 0   | 0  | 0  | 1.00     | UT | 2,000.00 |
| 4              | 0825       | BRICK       | 0   | 0   | 22 | 12 | 264.00   | SF | 12.50    |
| 5              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0  | 2,050.00 | SF | 4.00     |
| 6              | 0940       | SHEDS/PORT  | 0   | 0   | 24 | 20 | 480.00   | SF | 20.10    |
| 7              | 0940       | SHEDS/PORT  | 0   | 0   | 12 | 12 | 144.00   | SF | 20.10    |
| 8              | 0681       | POLE SHED   | 0   | 0   | 0  | 0  | 1,296.00 | SF | 15.00    |

| 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           | 0   | 0004 | OR       | 0.00  | 0.00  | 2.00        |
| 2                | 005600   | A   | TIMBER 3 SI          | 0   |      | OR       | 0.00  | 0.00  | 131.47      |
| 3                | 005700   | A   | TIMBER 4 SI          | 0   |      |          | 0.00  | 0.00  | 202.00      |
| 4                | 005902   | A   | HARDWOOD SI          | 0   |      |          | 0.00  | 0.00  | 113.00      |
| 5                | 009910   | M   | MKT. VAL. AG         | 0   |      |          | 0.00  | 0.00  | 445.47      |

| MARKET ADJUSTMENTS                                    |     |           |             |                |                |      |      |      |      |   |      |        |  |
|-------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0100                                                  | 01  | 4,937     | 100.3620    | 90.58          | 447,193        | 2007 | 2007 | 0    | 0    | 0 | 7.00 | 93.00  |  |
| 1 SINGLE FAM - 0% - 2023 Heated Area: 4325 HX Base Yr |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                                                       |     |           |             |                |                |      |      |      |      |   |      |        |  |

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 12/13/2007 | JH | LGL DATE  |            |
| XF DATE  | 12/13/2007 | JH | LAND DATE | 06/13/2023 |
| INC DATE |            |    | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 42,402      |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 3               |  |           | 6 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 6              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 646,839   |   |
| TOTAL MARKET OB/XF VALUE  |  | 42,402    |   |
| TOTAL LAND VALUE - MARKET |  | 1,173,675 |   |
| TOTAL MARKET VALUE        |  | 879,479   |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 879,479   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 879,479   |   |
| TOTAL JUST VALUE          |  | 1,862,916 |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 590,655   |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| E18854     | ELEC OTHER  | 2,000 | 03/01/2007 |
| E18855     | ELEC OTHER  | 2,000 | 03/01/2007 |
| M12462     | MECH OTHER  | 0     | 02/01/2007 |
| C19313     | CO ISSUED   | 0     | 01/01/2007 |
| P12036     | OTHER       | 0     | 01/01/2007 |
| P12037     | OTHER       | 0     | 01/01/2007 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2651/1127                      | 6/14/2023 | QC        | U   | I   | 11     |
| GRANTOR: WILDING MARY B REVOCA |           |           |     |     |        |
| GRANTEE: QUAIL CREEK PLANTAT   |           |           |     |     |        |
| 2579/0130                      | 3/24/2022 | MS        | U   | V   | 37     |
| GRANTOR: DILLIN MICHAEL LOGAN  |           |           |     |     |        |
| GRANTEE: QUAIL CREEK PLANTAT   |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2007] W67FOP=[YR=2007] W7S64E74N6 UOP=[YR=2007] E4N4E4N20W8BAS=[YR=2007] N24 W54N5W13S49E67N20S24\$N4W67N54 \$S5E13S5E54N10\$ PTR=[YR=2007] E15 FUS=[YR=2007] S32E8S7E5N7E41S7E5N7E8 N32W13S22W41N22W13\$W15\$. |  |  |  |  |  |  |  |  |  |

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