



| BUILDING CHARACTERISTICS |                  |                |                  |                      |
|--------------------------|------------------|----------------|------------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |                  |                      |
| Exterior Wall            | 04               | SINGLE SID 100 |                  |                      |
| Roof Structure           | 03               | GABLE/HIP 100  |                  |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |                  |                      |
| Interior Wall            | 04               | PLYWOOD 70     |                  |                      |
| Interior Wall            | 05               | DRYWALL 30     |                  |                      |
| Interior Floor           | 08               | SHT VINYL 80   |                  |                      |
| Interior Floor           | 09               | PINE WOOD 20   |                  |                      |
| Air Condition            | 03               | CENTRAL 100    |                  |                      |
| Heating Type             | 04               | AIR DUCTED 100 |                  |                      |
| Bedrooms                 |                  | 4 100          |                  |                      |
| Bathrooms                |                  | 1 100          |                  |                      |
| Frame                    | 02               | WOOD FRAME 100 |                  |                      |
| Stories                  | 1.               | 1. 100         |                  |                      |
| Units                    |                  | 0 100          |                  |                      |
| BUD8 Adjustme            | 04               | DIST 01 100    |                  |                      |
| Occupancy                | 00               | NONE 100       |                  |                      |
| Quality                  |                  | 03             | Quality Level 03 |                      |
| DOR CODE                 |                  | 0100           | SINGLE FAMILY    |                      |
| MAP NUM                  |                  | MKT AREA       |                  | 04                   |
| NEIGHBORHOOD/LOC         |                  | 4002.00        |                  |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA     | SUBAREA MARKET VALUE |
| BAS                      | 1,040            | 100            | 1,040            | 62,474               |
| FEP                      | 126              | 80             | 101              | 6,067                |
| UEP                      | 72               | 60             | 43               | 2,583                |
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| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |   |       |        |  |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                                         | 01  | 1,184     | 96.4600     | 87.06          | 103,079        | 1960 | 1975 | 0    | 0    | 0 | 31.00 | 69.00  |  |
| 1 SINGLE FAM - 100% - 1999 Heated Area: 1040 HX Base Yr 1999 |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                              |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE<br>XF DATE<br>INC DATE                              |     |           |             |                |                |      |      |      |      |   |       |        |  |
| LGL DATE<br>LAND DATE<br>AG DATE                             |     |           |             |                |                |      |      |      |      |   |       |        |  |

| NASSAU COUNTY PROPERTY    |  |  |  | PAGE 1 of 1 |  | 4      |  |
|---------------------------|--|--|--|-------------|--|--------|--|
| VALUATION SUMMARY         |  |  |  |             |  |        |  |
| VALUATION BY              |  |  |  | STANDARD    |  |        |  |
| Tax Group: 4              |  |  |  | Tax Dist:   |  |        |  |
| BUILDING MARKET VALUE     |  |  |  | 71,125      |  |        |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 57          |  |        |  |
| TOTAL LAND VALUE - MARKET |  |  |  | 23,751      |  |        |  |
| TOTAL MARKET VALUE        |  |  |  | 94,933      |  |        |  |
| SOH/AGL Deduction         |  |  |  | 53,607      |  |        |  |
| ASSESSED VALUE            |  |  |  | 41,326      |  |        |  |
| TOTAL EXEMPTION VALUE     |  |  |  | HX HB       |  | 25,000 |  |
| BASE TAXABLE VALUE        |  |  |  | 16,326      |  |        |  |
| TOTAL JUST VALUE          |  |  |  | 94,933      |  |        |  |
| NCON VALUE                |  |  |  | 0           |  |        |  |
| INCOME VALUE              |  |  |  |             |  |        |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 83,306      |  |        |  |
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| EXTRA FEATURES            |            |             |         |      |       |    |       |                |           |         |             |   |        |
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| 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 |
| 3                         | 0810       | CONCRETE A  | 0 100   | 20 2 | 40.00 | SF | 6.50  | 6.50           | 100       | 1970    | 1970        | 3 | 22     |
| 96071 MT ZION LOOP, YULEE |            |             |         |      |       |    |       |                |           |         |             |   |        |
| OB/XF MKT VALUE           |            |             |         |      |       |    |       |                |           |         |             |   |        |
| NOTES                     |            |             |         |      |       |    |       |                |           |         |             |   |        |
| 57                        |            |             |         |      |       |    |       |                |           |         |             |   |        |

| 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 |
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| TOTAL OB/XF 57                  |          |     |                      |     |     |          |       |       |             |           |     |           |        |
| ADJ UNIT PRICE                  |          |     |                      |     |     |          |       |       |             |           |     |           |        |
| ADJ UNIT PRICE                  |          |     |                      |     |     |          |       |       |             |           |     |           |        |
| LAND VALUE                      |          |     |                      |     |     |          |       |       |             |           |     |           |        |
| OTHER ADJUSTMENTS AND NOTES     |          |     |                      |     |     |          |       |       |             |           |     |           |        |
| YEAR DENSITY DECL FRZ YR CONSRV |          |     |                      |     |     |          |       |       |             |           |     |           |        |
| 2.73 23,751                     |          |     |                      |     |     |          |       |       |             |           |     |           |        |