N1/2 OF NW1/4
IN OR 2551-1808 (EX 6-1 & 6-2)
(EX R/W OR 318/729,851/2000) UTI

STOKES EMERY B TRUST/STOKES MORGAN O TRUSTEE
M & E PINES LLC, 8980 CR 121
BRYCEVILLE, FL 32009

**2023**

**29-1S-23-0000-0006-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| | | | | |
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

1196 BRITTNEY LN, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 500 |
| TOTAL LAND VALUE - MARKET | 371,580 |
| TOTAL MARKET VALUE | 129,352 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 129,352 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 129,352 |
| TOTAL JUST VALUE | 372,080 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 550 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
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| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2564/1789 | 5/20/2022 | FJ | U | V | 11 | 0 |
| GRANTOR: STOKES EMERY BRADDOCK | | | | | | |
| GRANTEE: STOKES EMERY B TRUS | | | | | | |
| 2551/1808 | 4/01/2022 | SW | U | V | 11 | 100 |
| GRANTOR: STOKES MORGAN OMAR | | | | | | |
| GRANTEE: M & E PINES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 | 0570 | JUNK HOUSE | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1904 | 1904 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 500

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 005600 | A | TIMBER 3 SI | 0 | 0004 | OR | 0.00 | 0.00 | 34.14 | AC | | 1.00 | 1.00 | 1.00 | 410.00 | 410.00 | 13,997 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 SI | 0 | | | 0.00 | 0.00 | 20.00 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 11,000 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 875 | | | | | | | |
| 4 | 000000 | C | VAC RES | 0 | | OR | 0.00 | 0.00 | 5.42 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 102,980 | | | | | | | |
| 5 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 53.72 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 268,600 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 64.56 Total Land Value: 128,852 Market: 268,600 Agricultural: 25,872 Common: 102,980 PRINTED 08/02/2023 BY SYS