



| 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 |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Exterior Wall            | 05               | AVERAGE 90       | 0100                                                                                                                                                                                                                                | 01                   | 1,434                    | 126.0688    | 113.78         | 163,161        | 2006 | 2006               | 0    | 0    | 0                         | 7.55  | 92.45          | VALUATION BY      |         |             |   |                        | STANDARD        |       |              |  |  |  |  |           |  |  |  |  |
| Exterior Wall            | 21               | STONE 10         | 1 SINGLE FAM - 0% - 2023                                                                                                                                                                                                            |                      |                          |             |                |                |      |                    |      |      | Heated Area: 1213         |       |                |                   |         | HX Base Yr  |   |                        |                 |       | Tax Group: 4 |  |  |  |  | Tax Dist: |  |  |  |  |
| Roof Structure           | 03               | GABLE/HIP 100    | <div><div>29</div><div>30</div><div>54</div><div>21</div><div>19</div><div>11</div><div>21</div><div>19</div><div>17</div><div>21</div><div>40</div><div>2006</div><div>BAS</div><div>2006</div><div>FGR</div><div>2006</div></div> |                      |                          |             |                |                |      |                    |      |      | BUILDING MARKET VALUE     |       |                |                   |         | 150,842     |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100   |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      | TOTAL MARKET OB/XF VALUE  |       |                |                   |         | 5,342       |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100      |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      | TOTAL LAND VALUE - MARKET |       |                |                   |         | 55,000      |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Interior Floor           | 14               | CARPET 70        |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      | TOTAL MARKET VALUE        |       |                |                   |         | 211,184     |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Interior Floor           | 08               | SHT VINYL 30     |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      | SOH/AGL Deduction         |       |                |                   |         | 0           |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100      |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      | ASSESSED VALUE            |       |                |                   |         | 211,184     |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100   |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      | TOTAL EXEMPTION VALUE     |       |                |                   |         | 0           |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Bedrooms                 | 3                | 100              |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      | BASE TAXABLE VALUE        |       |                |                   |         | 211,184     |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Bathrooms                | 2                | 100              |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      | TOTAL JUST VALUE          |       |                |                   |         | 211,184     |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100   |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      | NCON VALUE                |       |                |                   |         | 0           |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Stories                  | 1.               | 1. 100           | INCOME VALUE                                                                                                                                                                                                                        |                      |                          |             |                |                |      |                    |      |      | PREVIOUS YEAR MKT VALUE   |       |                |                   |         | 183,315     |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Units                    | 0                | 100              |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Occupancy                | 00               | NONE 100         |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| Quality                  | 05               | Quality Level 05 |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| DOR CODE                 | 0100             | SINGLE FAMILY    |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| MAP NUM                  |                  | MKT AREA         |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        | 04              |       |              |  |  |  |  |           |  |  |  |  |
| NEIGHBORHOOD/LOC         | 4038.00          |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                                                                                                                                                                                                                        | SUBAREA MARKET VALUE |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| BAS                      | 1,213            | 100              | 1,213                                                                                                                                                                                                                               | 127,595              |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| FGR                      | 399              | 55               | 219                                                                                                                                                                                                                                 | 23,037               |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| FOP                      | 8                | 30               | 2                                                                                                                                                                                                                                   | 211                  |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| TOTALS                   | 1,620            |                  | 1,434                                                                                                                                                                                                                               | 150,842              |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
| EXTRA FEATURES           |                  |                  |                                                                                                                                                                                                                                     |                      | 96324 STARFISH DR, 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 |              |  |  |  |  |           |  |  |  |  |
| 1                        | 0810             | CONCRETE A       | 0                                                                                                                                                                                                                                   | 0                    | 10                       | 10          | 100.00         |                |      |                    |      |      | SF                        | 6.50  | 6.50           | 100               | 2006    | 2006        | 3 | 88                     | 572             |       |              |  |  |  |  |           |  |  |  |  |
| 2                        | 0810             | CONCRETE A       | 0                                                                                                                                                                                                                                   | 0                    | 45                       | 16          | 720.00         |                |      |                    |      |      | SF                        | 6.50  | 6.50           | 100               | 2006    | 2006        | 3 | 88                     | 4,118           |       |              |  |  |  |  |           |  |  |  |  |
| 3                        | 0810             | CONCRETE A       | 0                                                                                                                                                                                                                                   | 0                    | 38                       | 3           | 114.00         |                |      |                    |      |      | SF                        | 6.50  | 6.50           | 100               | 2006    | 2006        | 3 | 88                     | 652             |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                     |                      |                          |             |                |                |      |                    |      |      |                           |       |                |                   |         |             |   |                        |                 |       |              |  |  |  |  |           |  |  |  |  |