



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 60      |
| Interior Floor           | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| 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              | 760              | 100         | 760          | 81,774               |
| FGR              | 400              | 55          | 220          | 23,672               |
| FOP              | 24               | 30          | 7            | 754                  |
| FOP              | 150              | 30          | 45           | 4,842                |
| FUS              | 1,044            | 100         | 1,044        | 112,332              |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,378 |  | 2,076 | 223,371 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |        |                |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|--------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R  | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 50  | 0  | 0 | 610.00 | SF | 5.20   | 5.20           |       |
| 2              | 0462       | ST/AL FNC   | 0   | 50  | 20 | 4 | 80.00  | SF | 10.00  | 10.00          |       |
| 3              | 0463       | FENCE GATE  | 0   | 50  | 0  | 0 | 1.00   | UT | 300.00 | 300.00         |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000134   | C   | SFR POND             | 50  |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS                                          |     |           |             |                |                |      |      |      |      |      |        |
|-------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                        | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                                                        | 01  | 2,076     | 124.1856    | 112.08         | 232,678        | 2014 | 2014 | 0    | 0    | 4.00 | 96.00  |
| 1 SINGLE FAM - 50% - 2021 Heated Area: 1804 HX Base Yr 2021 |     |           |             |                |                |      |      |      |      |      |        |
|                                                             |     |           |             |                |                |      |      |      |      |      |        |

|                         |    |        |                |           |         |             |   |        |                 |       |
|-------------------------|----|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 96102 GRAYLON DR, YULEE |    |        |                | BLD DATE  |         |             |   |        | LGL DATE        |       |
|                         |    |        |                | XF DATE   |         |             |   |        | LAND DATE       |       |
|                         |    |        |                | INC DATE  |         |             |   |        | AG DATE         |       |
| UNITS                   | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 610.00                  | SF | 5.20   | 5.20           | 100       | 2014    | 2014        | 3 | 95     | 3,013           |       |
| 80.00                   | SF | 10.00  | 10.00          | 100       | 2016    | 2016        | 3 | 84     | 672             |       |
| 1.00                    | UT | 300.00 | 300.00         | 100       | 2016    | 2016        | 3 | 92     | 276             |       |
|                         |    |        |                |           |         |             |   |        |                 |       |
|                         |    |        |                |           |         |             |   |        |                 |       |
|                         |    |        |                |           |         |             |   |        |                 |       |
|                         |    |        |                |           |         |             |   |        |                 |       |
|                         |    |        |                |           |         |             |   |        |                 |       |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 223,371   |             |
| TOTAL MARKET OB/XF VALUE  |  | 3,961     |             |
| TOTAL LAND VALUE - MARKET |  | 55,000    |             |
| TOTAL MARKET VALUE        |  | 282,332   |             |
| SOH/AGL Deduction         |  | 64,389    |             |
| ASSESSED VALUE            |  | 217,943   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 167,943   |             |
| TOTAL JUST VALUE          |  | 282,332   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 243,462   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1327722   | CO ISSUED   | 0       | 07/18/2014 |
| B1327722   | NEW CONSTR  | 232,749 | 09/01/2013 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2654/329                       | 7/14/2023 | WD        | Q   | I   | 01     | 320,000    |  |
| GRANTOR: DAVIS NICHOLAS J      |           |           |     |     |        |            |  |
| GRANTEE: RDK 2012 REVOCABLE    |           |           |     |     |        |            |  |
| 2202/0782                      | 5/31/2018 | TD        | U   | I   | 19     | 175,000    |  |
| GRANTOR: CREWS GREGORY TRUSTEE |           |           |     |     |        |            |  |
| GRANTEE: DAVIS NICHOLAS J ET   |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2014] W13 FOP=[YR=2014] N10 W15 S10 E15 \$ W15 S22<br>FGR=[YR=2014] S20 E20 FOP=[YR=2014] S1 E8 N3 W8 S2 \$ N20<br>W20 \$ E20 S18 E8 N40 \$ PTR= E30 FUS=[YR=2014] E28 S31 W12<br>S11 W16 N42 \$W30\$. |  |  |  |  |  |  |  |  |  |  |  |