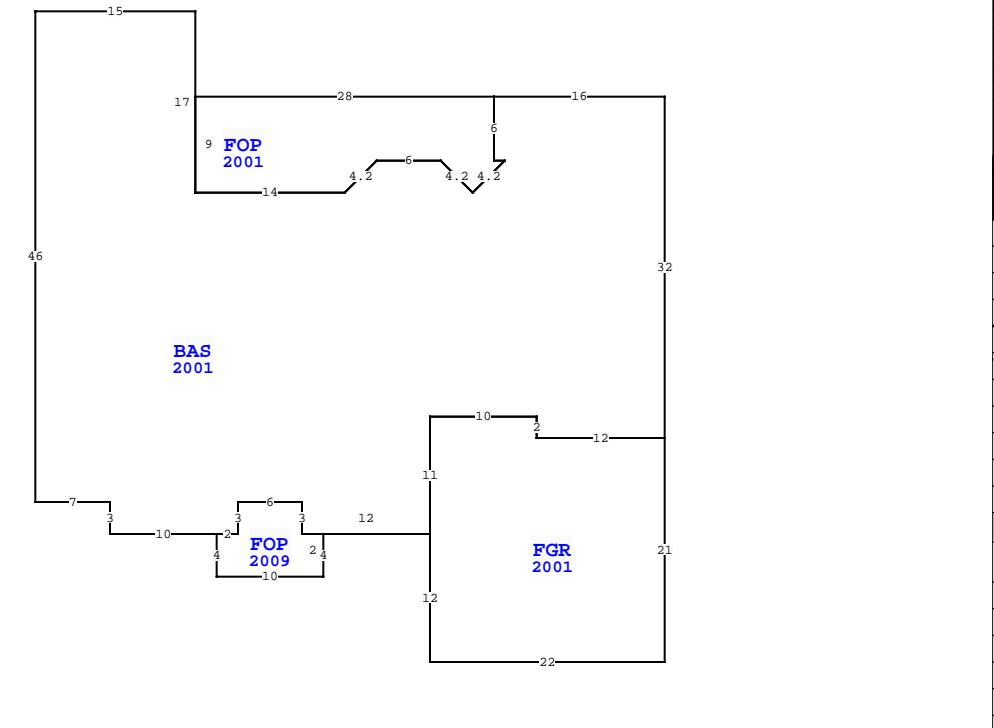


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----|--------------|-----|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG | 80 |
| Exterior Wall | 16 | WD FR STUC | 20 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 15 | HARDTILE | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,408 | 102.0376 | 121.17 | 291,777 | 2001 | 2001 | 0 | 0 | 10.10 | 89.90 |



| | | |
|------------------|------------------|------------------|
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4045.00 | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 2,059 | 100 |
| FGR | 482 | 55 |
| FOP | 224 | 30 |
| FOP | 58 | 30 |
| TOTALS | 2,823 | 2,408 |

| 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 1,007.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 82 | 3,303 | |

| | | | |
|----------------|------------|----------------------------|-----------|
| EXTRA FEATURES | | 86126 FIELDSTONE DR, YULEE | |
| BLD DATE | 03/03/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 262,308 |
| TOTAL MARKET OB/XF VALUE | | | 3,303 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 330,611 |
| SOH/AGL Deduction | | | 163,603 |
| ASSESSED VALUE | | | 167,008 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 117,008 |
| TOTAL JUST VALUE | | | 330,611 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 261,744 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B07822 | NEW CONSTR | 115,614 | 12/01/2000 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1626/0308 | 6/19/2009 | WD | Q | I | 01 | 215,700 |
| GRANTOR: DARROW KENNETH R | | | | | | |
| GRANTEE: BRADSHER DAVID W & | | | | | | |
| 0985/1552 | 5/11/2001 | WD | Q | I | | 148,100 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: DARROW KENNETH & MA | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2001] W16 FOP=[YR=2001] W28 S9 E14 U3 R3 E6 D3 R3 U3 R3 W1 N6\$ S6 E1 D3 L3 U3 L3 W6 D3 L3 W14 N17 W15 S46 E7 S3 E10 FOP=[YR=2009] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 FGR=[YR=2001] S12 E22 N21 W12 N2 W10 S11\$ N11 E10 S2 E12 N32\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | SFR | 100 | 0003 | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |