

**STEWART LARRY & MELANIE**  
87441 HAVEN ROAD  
YULEE, FL 32097

**38-3N-27-4690-0012-0000**

| 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            | AP         | NORM           | % COND       | VALUATION SUMMARY           |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| Exterior Wall            |                  | 12          | CEDAR 100            |                      | 0820                    | 02    | 2,250    | 66.0000   | 42.90          | 96,525             | 1987           | 1987        | 0         | 0      | 25              | 70.00      | 20.00          | VALUATION BY |                             |                           |         |       | STANDARD |    |            |  |  |  |  |            |  |  |  |  |
| Roof Structure           |                  | 03          | GABLE/HIP 100        |                      | 1 M/H 93- - 0% - 2023   |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             | Heated Area: 2186         |         |       |          |    |            |  |  |  |  | HX Base Yr |  |  |  |  |
| Roof Cover               |                  | 12          | MODULAR MT 100       |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             | Tax Group: 4              |         |       |          |    | Tax Dist:  |  |  |  |  |            |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 70           |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             | BUILDING MARKET VALUE     |         |       |          |    | 37,563     |  |  |  |  |            |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 30           |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             | TOTAL MARKET OB/XF VALUE  |         |       |          |    | 13,960     |  |  |  |  |            |  |  |  |  |
| Interior Floor           |                  | 14          | CARPET 100           |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             | TOTAL LAND VALUE - MARKET |         |       |          |    | 243,200    |  |  |  |  |            |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             | TOTAL MARKET VALUE        |         |       |          |    | 294,723    |  |  |  |  |            |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             | SOH/AGL Deduction         |         |       |          |    | 0          |  |  |  |  |            |  |  |  |  |
| Bedrooms                 |                  |             | 3 100                |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             | ASSESSED VALUE            |         |       |          |    | 294,723    |  |  |  |  |            |  |  |  |  |
| Bathrooms                |                  |             | 2 100                |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             | TOTAL EXEMPTION VALUE     |         |       |          |    | 0          |  |  |  |  |            |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             | BASE TAXABLE VALUE        |         |       |          |    | 294,723    |  |  |  |  |            |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             | TOTAL JUST VALUE          |         |       |          |    | 294,723    |  |  |  |  |            |  |  |  |  |
| Units                    |                  |             | 0 100                |                      | NCON VALUE              |       |          |           |                | 0                  |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| BUD8 Adjustme            |                  | 04          | DIST 01 100          |                      | INCOME VALUE            |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      | PREVIOUS YEAR MKT VALUE |       |          |           |                | 161,647            |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| Quality                  |                  | 01          | Quality Level 01     |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| DOR CODE                 |                  | 0200        | MOBILE HOME          |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                      | 04                      |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4031.00     |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| BAS                      | 1,680            | 100         | 1,680                | 14,414               |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| BAS                      | 506              | 100         | 506                  | 4,341                |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| DCK                      | 120              | 15          | 18                   | 154                  |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| FOP                      | 154              | 30          | 46                   | 395                  |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| TOTALS                   |                  | 2,460       | 2,250                | 19,305               |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      | 87441 HAVEN RD, YULEE   |       |          |           |                |                    |                |             |           |        | BLD DATE        |            |                |              |                             | LGL DATE                  |         |       |          |    | 06/20/2023 |  |  |  |  | MLU        |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        | XF DATE         |            |                |              |                             | LAND DATE                 |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        | INC DATE        |            |                |              |                             | AG DATE                   |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| 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                        | 0510             | GARAGE WD-  | 0                    | 0                    | 32                      | 28    |          |           | 896.00         | SF                 | 35.00          |             |           |        | 35.00           | 100        | 1992           | 1992         | 3                           | 20                        |         | 6,272 |          |    |            |  |  |  |  |            |  |  |  |  |
| 2                        | 0500             | FP-PRE FAB  | 0                    | 0                    | 0                       | 0     |          |           | 1.00           | UT                 | 3,500.00       |             |           |        | 3,500.00        | 100        | 1987           | 1987         | 3                           | 64                        |         | 2,240 |          |    |            |  |  |  |  |            |  |  |  |  |
| 3                        | 0940             | SHEDS/PORT  | 0                    | 0                    | 8                       | 10    |          |           | 80.00          | SF                 | 18.00          |             |           |        | 18.00           | 100        | 1987           | 1987         | 3                           | 20                        |         | 288   |          |    |            |  |  |  |  |            |  |  |  |  |
| 6                        | 0940             | SHEDS/PORT  | 0                    | 0                    | 24                      | 16    |          |           | 384.00         | SF                 | 30.00          |             |           |        | 30.00           | 100        | 1987           | 1987         | 3                           | 20                        |         | 2,304 |          |    |            |  |  |  |  |            |  |  |  |  |
| 7                        | 1242             | WD DECK A   | 0                    | 0                    | 10                      | 10    |          |           | 100.00         | SF                 | 10.00          |             |           |        | 10.00           | 100        | 1982           | 1982         | 3                           | 20                        |         | 200   |          |    |            |  |  |  |  |            |  |  |  |  |
| 8                        | 0525             | GAZEBO      | 0                    | 0                    | 0                       | 0     |          |           | 1.00           | UT                 | 5,000.00       |             |           |        | 5,000.00        | 100        | 1987           | 1987         | 3                           | 20                        |         | 1,000 |          |    |            |  |  |  |  |            |  |  |  |  |
| 9                        | 1076             | TRELLIS A   | 0                    | 0                    | 0                       | 0     |          |           | 256.00         | SF                 | 7.50           |             |           |        | 7.50            | 100        | 1982           | 1982         | 3                           | 20                        |         | 384   |          |    |            |  |  |  |  |            |  |  |  |  |
| 10                       | 0940             | SHEDS/PORT  | 0                    | 0                    | 10                      | 10    |          |           | 100.00         | SF                 | 30.00          |             |           |        | 30.00           | 100        | 1995           | 1995         | 3                           | 20                        |         | 600   |          |    |            |  |  |  |  |            |  |  |  |  |
| 11                       | 0940             | SHEDS/PORT  | 0                    | 0                    | 8                       | 10    |          |           | 80.00          | SF                 | 30.00          |             |           |        | 30.00           | 100        | 1995           | 1995         | 3                           | 20                        |         | 480   |          |    |            |  |  |  |  |            |  |  |  |  |
| 12                       | 0940             | SHEDS/PORT  | 0                    | 0                    | 4                       | 8     |          |           | 32.00          | SF                 | 30.00          |             |           |        | 30.00           | 100        | 1995           | 1995         | 3                           | 20                        |         | 192   |          |    |            |  |  |  |  |            |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      | TOTAL OB/XF             |       |          |           |                |                    |                |             |           |        | 13,960          |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
| 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 | TOT ADJ         | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE   | OTHER ADJUSTMENTS AND NOTES | YEAR                      | DENSITY | DECL  | FRZ      | YR | CONSRV     |  |  |  |  |            |  |  |  |  |
| 1                        | 000102           | C           | SFR/MH               |                      | 0                       |       | OR       | 0.00      | 0.00           | 3.04               | AC             |             | 1.00      | 1.00   | 1.00            | 80,000.00  | 80,000.00      | 243,200      |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |
|                          |                  |             |                      |                      |                         |       |          |           |                |                    |                |             |           |        |                 |            |                |              |                             |                           |         |       |          |    |            |  |  |  |  |            |  |  |  |  |

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