



| BUILDING CHARACTERISTICS |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      | MARKET ADJUSTMENTS |                 |  |       |        |                   |                           |  |            |  | NASSAU COUNTY PROPERTY |           |     |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  | 4 |
|--------------------------|------------------|-------------|--------------|--------|----------------------|---|----------------------------|-------|-----|-----------|----------------|----------------|----------------|---------|-------------|------|--------------------|-----------------|--|-------|--------|-------------------|---------------------------|--|------------|--|------------------------|-----------|-----|--|--|--|--|--|--|--|-------------|--|--|--|---|
| ELEMENT                  |                  | CD          | CONSTRUCTION |        |                      |   |                            | TYPE  | MDL | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE | REPL. COST NEW | AYB     | EYB         | ECON | FNCT               |                 |  | NORM  | % COND | VALUATION SUMMARY |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | VALUATION BY              |  |            |  |                        | STANDARD  |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | Tax Group: 4              |  |            |  |                        | Tax Dist: |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | BUILDING MARKET VALUE     |  |            |  |                        | 0         |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | TOTAL MARKET OB/XF VALUE  |  |            |  |                        | 0         |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | TOTAL LAND VALUE - MARKET |  |            |  |                        | 110,000   |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | TOTAL MARKET VALUE        |  |            |  |                        | 110,000   |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | SOH/AGL Deduction         |  |            |  |                        | 10,175    |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | ASSESSED VALUE            |  |            |  |                        | 99,825    |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | TOTAL EXEMPTION VALUE     |  |            |  |                        | 0         |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | BASE TAXABLE VALUE        |  |            |  |                        | 99,825    |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | TOTAL JUST VALUE          |  |            |  |                        | 110,000   |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | NCON VALUE                |  |            |  |                        | 0         |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | INCOME VALUE              |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   | PREVIOUS YEAR MKT VALUE   |  |            |  |                        | 95,000    |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
| DOR CODE                 |                  | 0000        |              | VACANT |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
| MAP NUM                  |                  |             |              |        |                      |   | MKT AREA                   |       |     |           |                |                |                |         |             |      | 04                 |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
| NEIGHBORHOOD/LOC         |                  | 4034.00     |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |        | SUBAREA MARKET VALUE |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
| TOTALS                   |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
| EXTRA FEATURES           |                  |             |              |        |                      |   | 28167 GRANDVIEW MNR, YULEE |       |     |           |                |                |                |         |             |      | BLD DATE           |                 |  |       |        |                   | LGL DATE                  |  | 06/15/2023 |  |                        |           | 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 |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |              |        |                      |   |                            |       |     |           |                |                |                |         |             |      |                    |                 |  |       |        |                   |                           |  |            |  |                        |           |     |  |  |  |  |  |  |  |             |  |  |  |   |