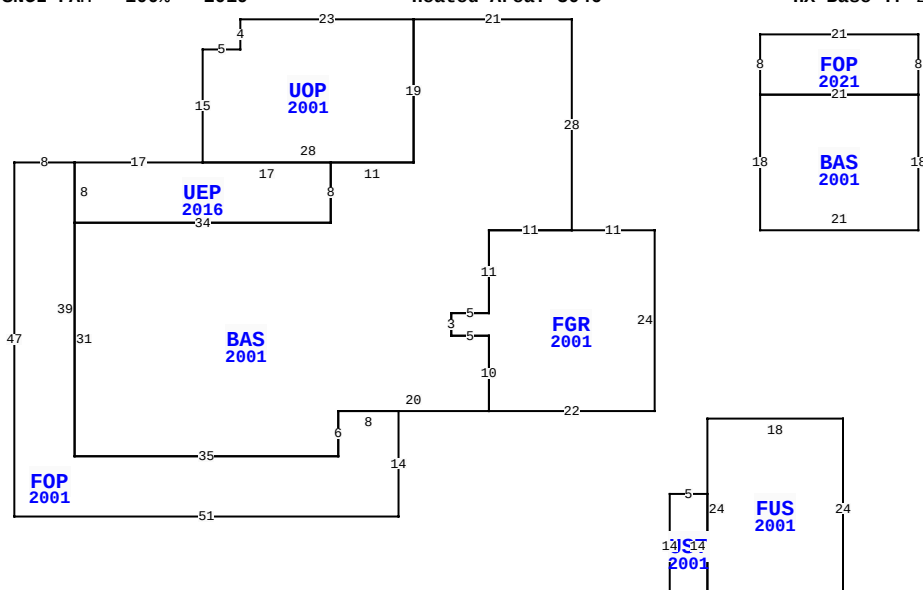


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		10	ABOVE AVG 100		0900	01	3,922	103.7610		123.22	483,269	2001	2001	0	0	10.00	90.00	VALUATION BY		STANDARD																
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2019													Heated Area: 3046																		
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2019																		
Interior Wall		05	DRYWALL 100															FOP 2021																		
Interior Floor		14	CARPET 60															FOP 2021																		
Interior Floor		13	LVT/LAMNT 40															FOP 2021																		
Air Condition		03	CENTRAL 100															FOP 2021																		
Heating Type		04	AIR DUCTED 100															FOP 2021																		
Bedrooms			4 100															FOP 2021																		
Bathrooms			3.5 100															FOP 2021																		
Frame		02	WOOD FRAME 100															FOP 2021																		
Stories		2.	2. 100															FOP 2021																		
Units		0	100		FOP 2021																															
Occupancy		00	NONE 100		FOP 2021																															
Quality		04	Quality Level 04		FOP 2021																															
DOR CODE		0100	SINGLE FAMILY		FOP 2021																															
MAP NUM			MKT AREA		FOP 2021																															
NEIGHBORHOOD/LOC		4053.00			FOP 2021																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		FOP 2021																														
BAS	378	100	378	41,919		FOP 2021																														
BAS	2,236	100	2,236	247,968		FOP 2021																														
FGR	543	55	299	33,159		FOP 2021																														
FOP	768	30	230	25,507		FOP 2021																														
FOP	168	30	50	5,545		FOP 2021																														
FUS	432	100	432	47,908		FOP 2021																														
UEP	272	60	163	18,077		FOP 2021																														
UOP	512	20	102	11,311		FOP 2021																														
UST	70	45	32	3,549		FOP 2021																														
TOTALS	5,379		3,922	434,942		FOP 2021																														
EXTRA FEATURES					75732 CLYDE HIGGINBOTHAM RD, YULEE										BLD DATE					LGL DATE																
															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	0920	CWALL -WD/M	0 100	0	0	370.00	LF	390.00	390.00	100	2001	2001	3	20	28,860																					
2	0812	CONCRETE C	0 100	0	0	3,141.00	SF	4.00	4.00	100	2001	2001	3	82	10,302																					
3	0300	BOAT DCK W	0 100	0	0	526.00	SF	30.00	30.00	100	2021	2021	3	98	15,464																					
4	0350	CARPORT WD	0 100	22	14	308.00	SF	13.00	13.00	100	2021	2021	3	97	3,884																					
5	0861	POOL GUNIT	0 100	50	18	900.00	SF	85.00	85.00	100	2021	2021	3	98	74,970																					
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940																					
7	0911	SCRN RM A	0 100	0	0	2,226.00	SF	21.88	21.88	100	2021	2021	3	97	47,233																					
8	0857	SANDSTONE	0 100	0	0	1,672.00	SF	16.00	16.00	100	2021	2021	3	100	26,752																					
LAND DESCRIPTION																	TOTAL OB/XF										209,405									
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	000116	C	SFR MARSH	100			200.00	250.00	1.33	AC		1.00	1.00	1.00	100,000.00	100,000.00	133,000																			

[illegible]