



| 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  | PAGE 1 of 2            |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 23               | REINF CONC 100 | 0100                    | 01                   | 3,640              | 123.1650    | 111.16         | 404,622        | 2006        | 2006           | 0         | 0        | 0           | 8.00    | 92.00                  | VALUATION SUMMARY |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 08               | IRREGULAR 100  | 1 SINGLE FAM - 100% - 0 |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 3121 |            |                             |      |         |          |     |    |        |  |  |  |  | HX Base Yr |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 12               | HARDWOOD 60    |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 40      |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 3                | 100            |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 3                | 100            |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                        | 03               | MASONRY 100    |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                      | 1.               | 1. 100         |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 100            |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100       |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                      |                  |                | 06                      | Quality Level 06     |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                     |                  |                | 0100                    | SINGLE FAMILY        |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                  |                |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         | MKT AREA |     | 04 |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             |                  |                | 4053.00                 |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA            | SUBAREA MARKET VALUE |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 3,121            | 100            | 3,121                   | 319,176              |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                          | 576              | 55             | 317                     | 32,419               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 62               | 30             | 19                      | 1,943                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 598              | 30             | 179                     | 18,306               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| STP                                                                                                                                          | 16               | 10             | 2                       | 204                  |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| STP                                                                                                                                          | 16               | 10             | 2                       | 204                  |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 4,389                   |                      | 3,640              | 372,252     |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 85159 HARTS RD, YULEE   |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 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      |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0877             | JACUZZI        | 0                       | 100                  | 0                  | 0           | 1.00           | UT             | 1,000.00    | 1,000.00       | 100       | 2006     | 2006        | 3       | 31                     | 310               |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                            | 0855             | CONC PAVER     | 0                       | 100                  | 0                  | 0           | 844.00         | SF             | 7.00        | 7.00           | 100       | 2006     | 2006        | 3       | 88                     | 5,199             |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                            | 0811             | CONCRETE B     | 0                       | 100                  | 0                  | 0           | 1,101.00       | SF             | 5.20        | 5.20           | 100       | 2006     | 2006        | 3       | 88                     | 5,038             |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                            | 0861             | POOL GUNIT     | 0                       | 100                  | 0                  | 0           | 306.00         | SF             | 85.00       | 85.00          | 100       | 2006     | 2006        | 3       | 48                     | 12,485            |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                            | 0911             | SCRN RM A      | 0                       | 100                  | 0                  | 0           | 1,444.00       | SF             | 17.50       | 17.50          | 100       | 2007     | 2007        | 3       | 35                     | 8,845             |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                            | 0871             | POOL HTR R     | 0                       | 100                  | 0                  | 0           | 1.00           | UT             | 2,000.00    | 2,000.00       | 100       | 2007     | 2007        | 3       | 35                     | 700               |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                            | 0812             | CONCRETE C     | 0                       | 100                  | 0                  | 0           | 4,807.00       | SF             | 4.00        | 4.00           | 100       | 2012     | 2012        | 3       | 94                     | 18,074            |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF                                                                                                                                  |                  |                |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   | 50,651     |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                  |                    | RM          | 140.00         | 535.00         | 1.79        | AC             |           | 1.00     | 1.00        | 1.00    | 100,000.00             | 100,000.00        | 179,000    |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/30/2017 BY KW Total Acres: 1.79 Total Land Value: 179,000 Market: 0 Agricultural: 0 Common: 179,000 PRINTED 08/02/2023 BY SYS |                  |                |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |          |     |    |        |  |  |  |  |            |  |  |  |  |  |  |  |  |  |  |  |  |

**MORRISON ROY E**  
PO BOX 547  
YULEE, FL 32041

**42-2N-27-0000-0078-0000**

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