



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 80     |
| Exterior Wall            | 16 | WD FR STUC 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

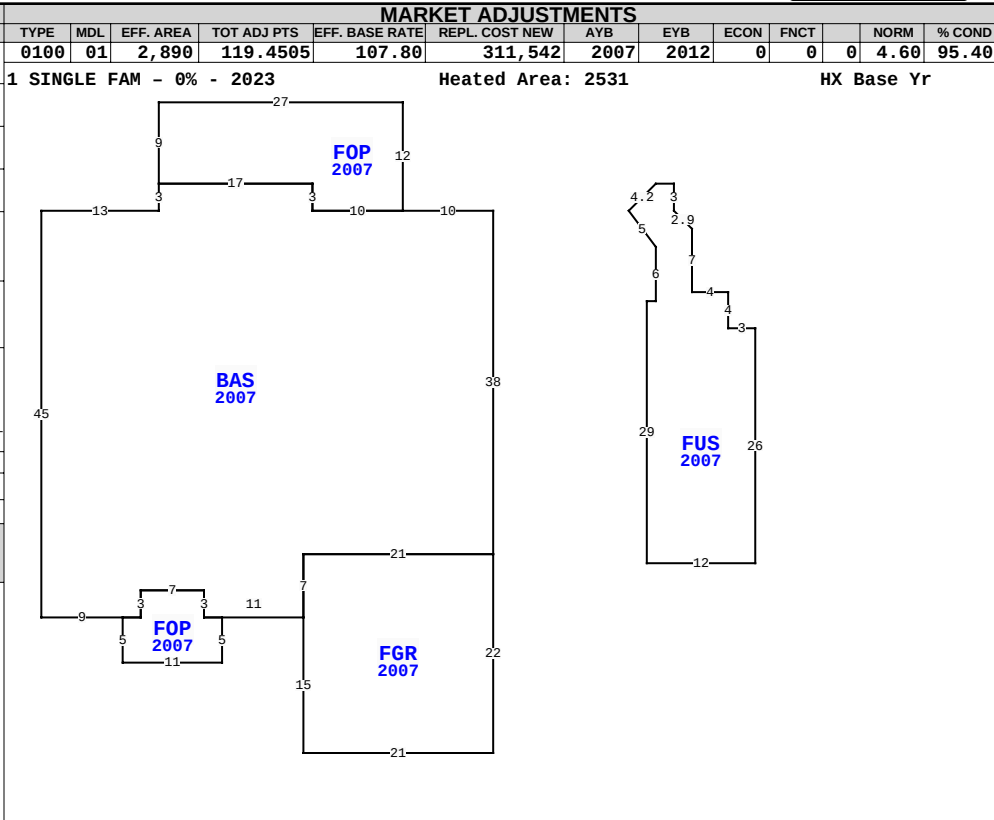
|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 04 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4047.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,133            | 100         | 2,133        | 219,360              |
| FGR       | 462              | 55          | 254          | 26,121               |
| FOP       | 76               | 30          | 23           | 2,365                |
| FOP       | 273              | 30          | 82           | 8,433                |
| FUS       | 398              | 100         | 398          | 40,930               |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,342 | 2,890 | 297,211 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0  | 0 | 1.00   | UT | 2,000.00 | 2,000.00       |       |
| 2              | 0811       | CONCRETE B  | 0   | 0   | 0  | 0 | 656.00 | SF | 5.20     | 5.20           |       |
| 3              | 0855       | CONC PAVER  | 0   | 0   | 27 | 3 | 81.00  | SF | 10.00    | 10.00          |       |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 03/14/2023 | NW | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

|                           |
|---------------------------|
| 86183 EVERGREEN PL, YULEE |
|---------------------------|

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 297,211   |  |             |
| TOTAL MARKET OB/XF VALUE  | 5,597     |  |             |
| TOTAL LAND VALUE - MARKET | 55,000    |  |             |
| TOTAL MARKET VALUE        | 357,808   |  |             |
| SOH/AGL Deduction         | 0         |  |             |
| ASSESSED VALUE            | 357,808   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 357,808   |  |             |
| TOTAL JUST VALUE          | 357,808   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              | 0         |  |             |
| PREVIOUS YEAR MKT VALUE   | 290,257   |  |             |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20005798   | ROOF        | 0     | 07/23/2020 |
| M13142     | MECH OTHER  | 0     | 07/01/2007 |
| P12492     | OTHER       | 0     | 06/01/2007 |
| C17751     | CO ISSUED   | 0     | 05/01/2006 |
| E19281     | ELEC OTHER  | 2,000 | 05/01/2006 |
| R09294     | REPAIR/RRF  | 3,500 | 05/01/2006 |

| SALES DATA                   |           |           |     |     |        |
|------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2556/1486                    | 4/13/2022 | WD        | U   | I   | 37     |
| GRANTOR: COLEMAN RASHAD      |           |           |     |     |        |
| GRANTEE: AMERICAN HOMES 4 RE |           |           |     |     |        |
| 2484/0996                    | 5/17/2021 | WD        | Q   | I   | 01     |
| GRANTOR: CONFIDENTIAL        |           |           |     |     |        |
| GRANTEE: COLEMAN RASHAD      |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W10 FOP=[YR=2007] N12 W27 S9 E17 S3 E10\$ W10 N3 W17 S3 W13 S45 E9 FOP=[YR=2007] S5 E11 N5 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E11 FGR=[YR=2007] S15 E21 N22 W21 S7\$ N7 E21 N38\$ PTR=E15 FUS=[YR=2007] R3 U3 E2 S3 R2 D2 S7 E4 S4 E3 S26 W12 N29 E1 N6 U4 L3 \$ W15\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 0   |     | RS-2     | 0.00  | 0.00  | 1.00        | LT        | 1.00 |