



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4071.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,833            | 100         | 1,833        | 178,908              |
| FGR       | 399              | 55          | 219          | 21,375               |
| FOP       | 62               | 30          | 19           | 1,854                |
| PTO       | 24               | 5           | 1            | 98                   |
| TOTALS    | 2,318            |             | 2,072        | 202,235              |

| 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   | 0811       | CONCRETE B  | 0 100   | 0 0  | 847.00 | SF | 5.20  | 5.20           | 100       | 2009    | 2009        | 3 | 91     | 4,008           |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 21 3 | 63.00  | SF | 6.50  | 6.50           | 100       | 2009    | 2009        | 3 | 91     | 373             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 4,381    |     |      |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 | 0003 |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 50,000.00  | 50,000.00      |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| 0100 | 01  | 2,072     | 115.2382    | 104.00         | 215,488        | 2009 | 2009 | 0    | 0    | 0 | 6.15 | 93.85  |

1 SINGLE FAM - 100% - 2021 Heated Area: 1833 HX Base Yr 2021

Diagram labels: PTO 2009, BAS 2009, FGR 2009, FOP 2009

|          |            |     |           |            |
|----------|------------|-----|-----------|------------|
| BLD DATE | 05/17/2022 | NW  | LGL DATE  |            |
| XF DATE  | 01/28/2020 | KKA | LAND DATE | 01/28/2020 |
| INC DATE |            |     | AG DATE   | KKA        |

|                        |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|
| 86042 SANDS WAY, YULEE |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
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| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 202,235   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 4,381     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 50,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 256,616   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 51,211    |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 205,405   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 155,405   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 256,616   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 221,070   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C22004     | CO ISSUED   | 0       | 09/15/2009 |
| M14623     | MECH OTHER  | 0       | 06/01/2009 |
| P13789     | OTHER       | 0       | 06/01/2009 |
| R11600     | REPAIR/RRF  | 2,800   | 10/01/2008 |
| B22004     | NEW CONSTR  | 150,480 | 10/01/2008 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2394/0799                      | 9/14/2020 | WD           | Q      | I      | 01        | 242,500       |  |
| GRANTOR: BEHRMAN HARRIS R & ME |           |              |        |        |           |               |  |
| GRANTEE: LEWIS ALLEN D         |           |              |        |        |           |               |  |
| 1975/0768                      | 4/17/2015 | WD           | Q      | I      | 01        | 171,500       |  |
| GRANTOR: FANCHER KYLE E & MELI |           |              |        |        |           |               |  |
| GRANTEE: BEHRMAN HARRIS R &    |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS |     |               |     |     |     |     |     |     |     |
|---------------------|-----|---------------|-----|-----|-----|-----|-----|-----|-----|
| BAS=[YR=2009]       | W23 | PTO=[YR=2009] | N4  | W6  | S4  | E6  | W27 | S45 | E10 |
| FOP=[YR=2009]       | S4  | E11           | N4  | W2  | N3  | W6  | S3  | W3  | E3  |
| FGR=[YR=2009]       | E19 | N21           | W19 | S21 | S21 | N21 | E19 | N24 | S.  |