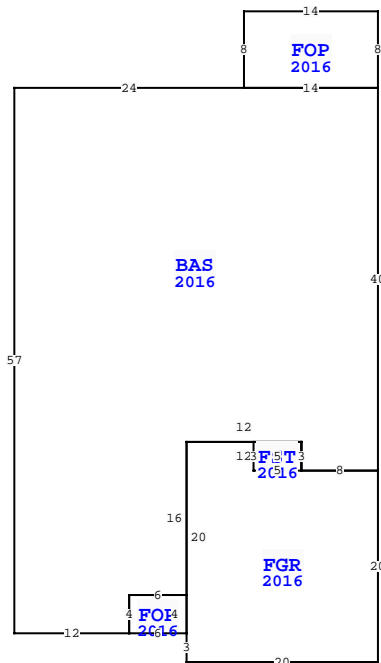




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 70 | |
| Exterior Wall | 16 | WD FR STUC 30 | |
| Roof Structure | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 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 | | 3 100 | |
| 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 |
| BAS | 1,766 | 100 | 1,766 |
| FGR | 436 | 55 | 240 |
| FOP | 24 | 30 | 7 |
| FOP | 112 | 30 | 34 |
| FST | 15 | 55 | 8 |
| TOTALS | 2,353 | | 2,055 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|--------------------------|------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | | | | | | | | | | | | SINGLE FAM - 100% - 2023 | |
| | | | | | | | | | | | | Heated Area: 1766 | HX Base Yr |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 215,658 |
| TOTAL MARKET OB/XF VALUE | | | 3,247 |
| TOTAL LAND VALUE - MARKET | | | 50,000 |
| TOTAL MARKET VALUE | | | 268,905 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 268,905 |
| TOTAL EXEMPTION VALUE | 13 | | 268,905 |
| BASE TAXABLE VALUE | | | 0 |
| TOTAL JUST VALUE | | | 268,905 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 231,507 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1631921 | CO ISSUED | 0 | 07/05/2016 |
| B1631921 | NEW CONSTR | 222,362 | 03/01/2016 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2584/0937 | 8/01/2022 | QC | U | I | 11 | 100 |
| GRANTOR: OFFER THOMAS Y & MARG | | | | | | |
| GRANTEE: OFFER THOMAS Y & MA | | | | | | |
| 2573/0915 | 6/21/2022 | WD | Q | I | 01 | 390,000 |
| GRANTOR: LEES GAVIN G & ASHLEY | | | | | | |
| GRANTEE: OFFER THOMAS YEHEZK | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0810 | CONCRETE A | 0 | 100 | 11 | 3 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 208 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 3,039 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 3,247 |
|---------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
| 86007 RIO WAY, YULEE | | | | | | | | | | | | | | |
| BLD DATE 05/17/2022 NW LGL DATE | | | | | | | | | | | | | | |
| XF DATE LAND DATE | | | | | | | | | | | | | | |
| INC DATE AG DATE | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2016] W14 S8 BAS=[YR=2016] W24 S57 E12 | | | | | | | | | | | | | |
| FOP=[YR=2016] E6 FGR=[YR=2016] S3 E20 N20 W8 FST=[YR=2016] | | | | | | | | | | | | | |
| W5 N3 E5 S3\$ N3 W12 S20\$ N4 W6 S4\$ N4 E6 N16 E12 S3 E8 N40 | | | | | | | | | | | | | |
| W14\$ E14 N8\$. | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |