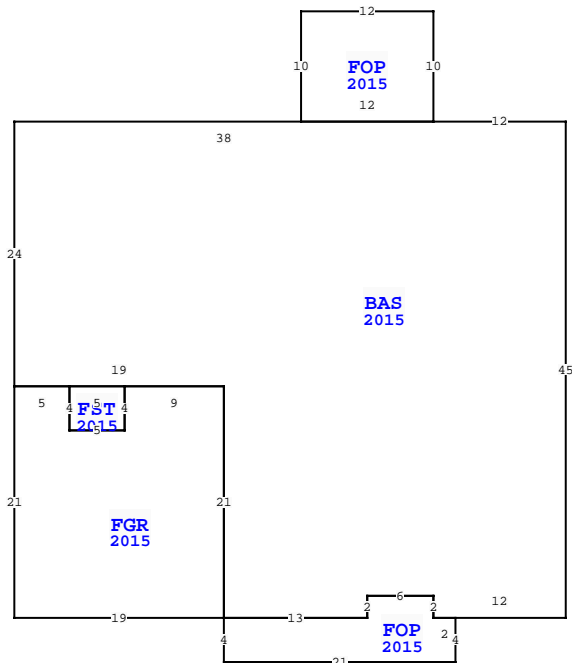




| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 10 ABOVE AVG 70 |
| Exterior Wall | 16 WD FR STUC 30 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,123 | 120.6282 | 108.87 | 231,131 | 2015 | 2015 | 0 | 0 | 0 | 3.15 | 96.85 |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1839 HX Base Yr | | | | | | | | | | | | |



| | | | | |
|------------------|---------------------|-------------|--------------|----------------------|
| 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 | 1,839 | 100 | 1,839 | 193,905 |
| FGR | 379 | 55 | 208 | 21,932 |
| FOP | 96 | 30 | 29 | 3,058 |
| FOP | 120 | 30 | 36 | 3,796 |
| FST | 20 | 55 | 11 | 1,160 |
| TOTALS | 2,454 | | 2,123 | 223,850 |

| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | 4 |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | 223,850 | | |
| TOTAL MARKET OB/XF VALUE | 3,209 | | |
| TOTAL LAND VALUE - MARKET | 50,000 | | |
| TOTAL MARKET VALUE | 277,059 | | |
| SOH/AGL Deduction | 23,419 | | |
| ASSESSED VALUE | 253,640 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 253,640 | | |
| TOTAL JUST VALUE | 277,059 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 238,540 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1529781 | CO ISSUED | 0 | 07/10/2015 |
| B1529781 | NEW CONSTR | 228,548 | 01/01/2015 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2142/1612 | 8/24/2017 | WD Q | Q | I | 01 | 208,000 |
| GRANTOR: MILLER RICHARD A & JA | | | | | | |
| GRANTEE: DIDOMENICO PAUL F & | | | | | | |
| 1996/0026 | 7/30/2015 | WD Q | Q | I | 01 | 183,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: MILLER RICHARD A & | | | | | | |

| 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 580.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 96 | 2,895 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 21 | 63.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 96 | 314 | |

| | | | | | | | | | | | | |
|---------------------------|------------|----|-----------|--|--|--|--|--|--|--|--|--|
| 86076 VENETIAN AVE, YULEE | | | | | | | | | | | | |
| BLD DATE | 05/17/2022 | NW | LGL DATE | | | | | | | | | |
| XF DATE | | | LAND DATE | | | | | | | | | |
| INC DATE | | | AG DATE | | | | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2015] W12 FOP=[YR=2015] N10 W12 S10 E12 \$ W38 S24 | |
| FGR=[YR=2015] S21 E19 FOP=[YR=2015] S4 E21 N4 W2 N2 W6 S2 | |
| W13 \$ N21 W9 FST=[YR=2015] W5 S4 E5 N4\$ S4 W5 N4 W5 \$ E19 | |
| S21 E13 N2 E6 S2 E12 N45 \$. | |

| 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 | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | | |