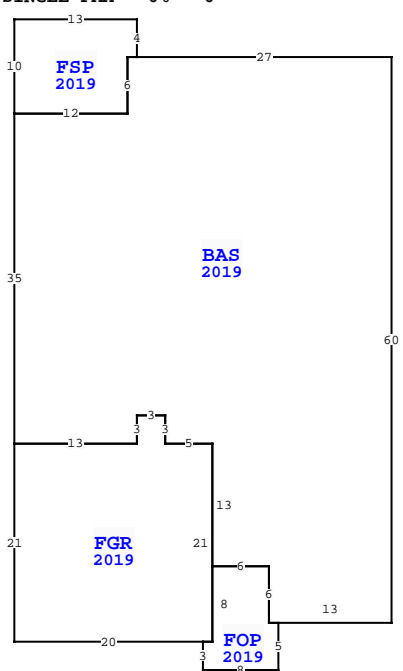




| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------------|
| ELEMENT | CD |
| Exterior Wall | 10 ABOVE AVG 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 11 CLAY TILE 60 |
| Interior Floor | 14 CARPET 40 |
| 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 | 4071.0100 |
| AREA TYPE | TOTAL GROSS AREA |
| | PCT OF BASE |
| | TOT ADJ AREA |
| | SUBAREA MARKET VALUE |
| BAS | 1,884 100 1,884 210,128 |
| FGR | 450 55 248 27,661 |
| FOP | 74 30 22 2,454 |
| FSP | 124 40 50 5,577 |
| TOTALS | 2,532 2,204 245,820 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|-------------------|----------------|-----|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | - 0% | - 0 | | | | | | | | | |
| | | | | Heated Area: 1884 | | | | | | | | |
| | | | | HX Base Yr | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 245,820 |
| TOTAL MARKET OB/XF VALUE | | | 4,447 |
| TOTAL LAND VALUE - MARKET | | | 50,000 |
| TOTAL MARKET VALUE | | | 300,267 |
| SOH/AGL Deduction | | | 25,682 |
| ASSESSED VALUE | | | 274,585 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 274,585 |
| TOTAL JUST VALUE | | | 300,267 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 257,196 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 19001370 | CO ISSUED | 0 | 05/02/2019 |
| 19000694 | NEW CONSTR | 0 | 02/01/2019 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2281/0725 | 6/10/2019 | WD Q | Q | I | 01 | 257,500 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BERUMEN ASHLEY NICO | | | | | | |
| 2260/0230 | 3/06/2019 | WD U | V | 30 | | 48,000 |
| GRANTOR: SEMANIK EQUITY DEV & | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

| 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 | 0 | 0 | 0 | | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 4,447 | |

| | | | | |
|----------|------------|----|-----------|--|
| BLD DATE | 05/17/2022 | NW | LGL DATE | |
| XF DATE | | | LAND DATE | |
| INC DATE | | | AG DATE | |

86572 LAZY LAKE CIR, YULEE

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2019] W27 FSP=[YR=2019] N4 W13 S10 E12 N6 E1\$ W1 S6 W12 S35 FGR=[YR=2019] S21 E20 FOP=[YR=2019] S3 E8 N5 W1 N6 W6 S8 W1\$E1 N21 W5 N3 W3 S3 W13\$ E13 N3 E3 S3 E5 S13 E6 S6 E13 N60\$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | | | | | | |