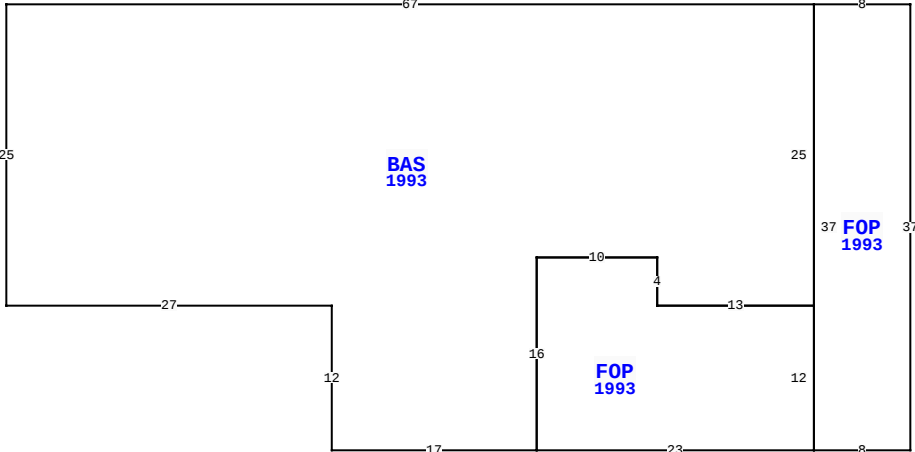


BYRD RICHARD J & LESLIE ANNETTE ET AL  
86259 CALLAWAY DRIVE  
YULEE, FL 32097

# 2023



| BUILDING CHARACTERISTICS |                  |             |                  |                      |                                                                                    |    |          |                |             | MARKET ADJUSTMENTS |                |   |        |                 |                     |      |      |        |                   | NASSAU COUNTY PROPERTY |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|------------------|----------------------|------------------------------------------------------------------------------------|----|----------|----------------|-------------|--------------------|----------------|---|--------|-----------------|---------------------|------|------|--------|-------------------|------------------------|--|----------|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |                      | TYPE                                                                               |    | MDL      | EFF. AREA      | TOT ADJ PTS | EFF. BASE RATE     | REPL. COST NEW |   | AYB    | EYB             | ECON                | FNCT | NORM | % COND | VALUATION SUMMARY |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 20          | FACE BRICK 100   |                      | 0100                                                                               | 01 | 2,023    | 98.9800        |             | 89.33              | 180,715        |   | 1970   | 1970            | 0                   | 0    | 0    | 34.60  | 65.40             | VALUATION BY           |  | STANDARD |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100    |                      | 1 SINGLE FAM - 100% - 2022                                                         |    |          |                |             |                    |                |   |        |                 | Heated Area: 1839   |      |      |        |                   |                        |  |          |  |  | HX Base Yr 2022 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100   |                      |  |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 04          | PLYWOOD 100      |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 100       |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 02          | WINDOW 100       |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 02          | CONVECTION 100   |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 4 100            |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100            |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100   |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100           |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100            |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            |                  | 04          | DIST 01 100      |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100         |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 03          | Quality Level 03 |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY    |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA         |                      |                                                                                    |    | 04       |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4052.00     |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,839            | 100         | 1,839            | 107,438              |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 296              | 30          | 89               | 5,199                |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 316              | 30          | 95               | 5,550                |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |             |                  |                      | 2,451                                                                              |    | 2,023    |                | 118,188     |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                  |                      | 86259 CALLAWAY DR, YULEE                                                           |    |          |                |             |                    |                |   |        |                 | BLD DATE 04/13/2015 |      |      |        |                   | KK                     |  |          |  |  | LGL DATE        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 | XF DATE             |      |      |        |                   | LAND DATE              |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 | INC DATE            |      |      |        |                   | AG DATE                |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| 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                        | 0681             | POLE SHED   | 0 100            | 48 16                | 768.00                                                                             | SF | 15.00    | 15.00          | 100         | 1985               | 1985           | 3 | 20     | 2,304           |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| 2                        | 0500             | FP-PRE FAB  | 0 100            | 0 0                  | 1.00                                                                               | UT | 3,500.00 | 3,500.00       | 100         | 1980               | 1980           | 3 | 49     | 1,715           |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  | </          |                  |                      |                                                                                    |    |          |                |             |                    |                |   |        |                 |                     |      |      |        |                   |                        |  |          |  |  |                 |  |  |  |  |  |  |  |  |  |