

**GALLAGHER BERNARD J**  
85134 MINER RD  
YULEE, FL 32097

42-2N-27-4612-0008-0050

| BUILDING CHARACTERISTICS |  |                  |  |                  |  |                      |  |                      |  | MARKET ADJUSTMENTS       |  |             |  |                 |  |                |  |                           |  | NASSAU COUNTY PROPERTY |  |             |  |           |  |        |  |                 |  | PAGE 1 of 1               |  |                |  | 4          |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|--------------------------|--|------------------|--|------------------|--|----------------------|--|----------------------|--|--------------------------|--|-------------|--|-----------------|--|----------------|--|---------------------------|--|------------------------|--|-------------|--|-----------|--|--------|--|-----------------|--|---------------------------|--|----------------|--|------------|--------------|-----------------------------|--|------|--|---------|--|------|--|-----|--|----|--|--------|--|
| 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            |  | 05               |  | AVERAGE 100      |  | 0820                 |  | 02                   |  | 1,176                    |  | 123.2000    |  | 80.08           |  | 94,174         |  | 1988                      |  | 1988                   |  | 0           |  | 0         |  | 70.00  |  | 30.00           |  | VALUATION BY              |  |                |  |            | STANDARD     |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Roof Structure           |  | 03               |  | GABLE/HIP 100    |  | 1                    |  | M/H 93-              |  | -                        |  | 100%        |  | -               |  | 2015           |  | Heated Area: 1176         |  |                        |  |             |  |           |  |        |  |                 |  | Tax Group: 4              |  |                |  |            | Tax Dist:    |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Roof Cover               |  | 12               |  | MODULAR MT 100   |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | BUILDING MARKET VALUE     |  |                |  |            | 28,252       |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Interior Wall            |  | 05               |  | DRYWALL 100      |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | TOTAL MARKET OB/XF VALUE  |  |                |  |            | 33,805       |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Interior Floor           |  | 14               |  | CARPET 80        |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | TOTAL LAND VALUE - MARKET |  |                |  |            | 80,000       |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Interior Floor           |  | 08               |  | SHT VINYL 20     |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | TOTAL MARKET VALUE        |  |                |  |            | 142,057      |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Air Condition            |  | 03               |  | CENTRAL 100      |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | SOH/AGL Deduction         |  |                |  |            | 78,590       |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Heating Type             |  | 04               |  | AIR DUCTED 100   |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | ASSESSED VALUE            |  |                |  |            | 63,467       |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Bedrooms                 |  |                  |  | 3 100            |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | TOTAL EXEMPTION VALUE     |  |                |  |            | HX HB 38,467 |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Bathrooms                |  |                  |  | 2 100            |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | BASE TAXABLE VALUE        |  |                |  |            | 25,000       |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Frame                    |  | 02               |  | WOOD FRAME 100   |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | TOTAL JUST VALUE          |  |                |  |            | 142,057      |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Stories                  |  | 1.               |  | 1. 100           |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | NCON VALUE                |  |                |  |            | 0            |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Units                    |  |                  |  | 0 100            |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | INCOME VALUE              |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| BUD8 Adjustme            |  | 04               |  | DIST 01 100      |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  | PREVIOUS YEAR MKT VALUE   |  |                |  |            | 95,406       |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Quality                  |  | 03               |  | Quality Level 03 |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| DOR CODE                 |  | 0200             |  | MOBILE HOME      |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| MAP NUM                  |  |                  |  | MKT AREA         |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            | 04           |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| NEIGHBORHOOD/LOC         |  | 4048.00          |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| AREA TYPE                |  | TOTAL GROSS AREA |  | PCT OF BASE      |  | TOT ADJ AREA         |  | SUBAREA MARKET VALUE |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| BAS                      |  | 1,176            |  | 100              |  | 1,176                |  | 28,252               |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| TOTALS                   |  | 1,176            |  |                  |  | 1,176                |  | 28,252               |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| EXTRA FEATURES           |  |                  |  |                  |  |                      |  |                      |  | 85134 MINER RD, YULEE    |  |             |  |                 |  |                |  |                           |  | BLD DATE               |  |             |  |           |  |        |  |                 |  | 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                        |  | 0812             |  | CONCRETE C       |  | 0 100                |  | 0 0                  |  | 5,060.00                 |  | SF 2.68     |  |                 |  | 2.68           |  | 100                       |  | 1989                   |  | 1989        |  | 3         |  | 59.5   |  | 8,069           |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 2                        |  | 0511             |  | GARAGE CB-       |  | 0 100                |  | 30 30                |  | 900.00                   |  | SF 40.00    |  |                 |  | 40.00          |  | 100                       |  | 1992                   |  | 1992        |  | 3         |  | 66     |  | 23,760          |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 3                        |  | 1242             |  | WD DECK A        |  | 0 100                |  | 10 10                |  | 100.00                   |  | SF 10.00    |  |                 |  | 10.00          |  | 100                       |  | 1992                   |  | 1992        |  | 3         |  | 20     |  | 200             |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 4                        |  | 0681             |  | POLE SHED        |  | 0 100                |  | 6 16                 |  | 96.00                    |  | SF 15.00    |  |                 |  | 15.00          |  | 100                       |  | 1992                   |  | 1992        |  | 3         |  | 20     |  | 288             |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 5                        |  | 1242             |  | WD DECK A        |  | 0 100                |  | 3 8                  |  | 24.00                    |  | SF 10.00    |  |                 |  | 10.00          |  | 100                       |  | 1993                   |  | 1993        |  | 3         |  | 20     |  | 48              |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 6                        |  | 0681             |  | POLE SHED        |  | 0 100                |  | 30 10                |  | 300.00                   |  | SF 15.00    |  |                 |  | 15.00          |  | 100                       |  | 2002                   |  | 2002        |  | 3         |  | 32     |  | 1,440           |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| LAND DESCRIPTION         |  |                  |  |                  |  |                      |  |                      |  | TOTAL OB/XF              |  |             |  |                 |  |                |  |                           |  | 33,805                 |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 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                        |  | 000102           |  | C                |  | SFR/MH               |  | 100                  |  | 0006                     |  | OR          |  | 0.00            |  | 0.00           |  | 1.00                      |  | LT                     |  |             |  | 1.00      |  | 1.00   |  | 1.00            |  | 80,000.00                 |  | 80,000.00      |  | 80,000     |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                          |  |                  |  |                  |  |                      |  |                      |  |                          |  |             |  |                 |  |                |  |                           |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| REVIEW DATE              |  | 10/18/2017       |  | BY               |  | SBX                  |  | Total Acres: 0.00    |  | Total Land Value: 80,000 |  | Market: 0   |  | Agricultural: 0 |  | Common: 80,000 |  | PRINTED 08/02/2023 BY SYS |  |                        |  |             |  |           |  |        |  |                 |  |                           |  |                |  |            |              |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |