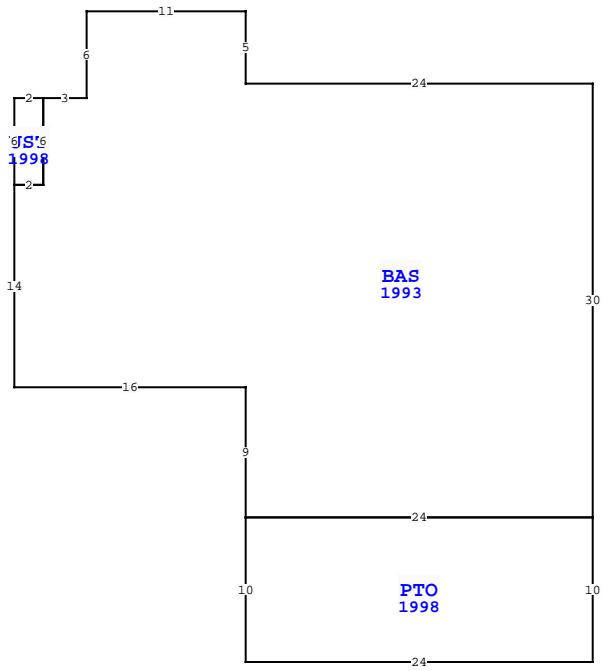


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 11 | CLAY TILE 90 | |
| Interior Floor | 13 | LVT/LAMNT 10 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | 1 | 1 100 | |
| Bathrooms | 1 | 1 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1. | 1. 100 | |
| Units | 0 | 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 | 4031.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,094 | 100 | 1,094 |
| PTO | 240 | 5 | 12 |
| UST | 12 | 45 | 5 |
| TOTALS | 1,346 | | 1,111 |
| | | | 109,945 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,111 | 122.8540 | 110.88 | 123,188 | 1974 | 2000 | 0 | 0 | 10.75 | 89.25 |
| 2 SINGLE FAM - 100% - 2019 Heated Area: 1094 HX Base Yr 2019 | | | | | | | | | | | |



| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 544,910 |
| TOTAL MARKET OB/XF VALUE | | 26,513 |
| TOTAL LAND VALUE - MARKET | | 324,720 |
| TOTAL MARKET VALUE | | 896,143 |
| SOH/AGL Deduction | | 585,180 |
| ASSESSED VALUE | | 310,963 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 260,963 |
| TOTAL JUST VALUE | | 896,143 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 781,077 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| C172859 | CO ISSUED | 0 | 03/12/2018 |
| B172859? | NEW CONSTR | 327,601 | 06/01/2017 |
| B1633538 | DEMOLITION | 0 | 12/09/2016 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2112/1002 | 3/08/2017 | QC | U | I | 11 | 100 |
| GRANTOR: GALLAGHER TIMOTHY & J | | | | | | |
| GRANTEE: GALLAGHER TIMOTHY & | | | | | | |
| 2034/0076 | 2/02/2016 | SW | U | I | 12 | 253,800 |
| GRANTOR: CREDIT SUISSE FIRST B | | | | | | |
| GRANTEE: GALLAGHER TIMOTHY E | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 3 | 0940 | SHEDS/PORT | 0 100 | 10 | 24 | 240.00 | SF | 20.10 | 20.10 | 100 | 1990 |
| 4 | 0300 | BOAT DCK W | 0 100 | 0 | 0 | 518.00 | SF | 40.00 | 40.00 | 100 | 1998 |
| 5 | 0810 | CONCRETE A | 0 100 | 19 | 20 | 380.00 | SF | 6.50 | 6.50 | 100 | 1985 |
| 7 | 0681 | POLE SHED | 0 100 | 24 | 48 | 1,152.00 | SF | 15.00 | 15.00 | 100 | 2000 |
| 8 | 0510 | GARAGE WD- | 0 100 | 32 | 16 | 512.00 | SF | 35.00 | 35.00 | 100 | 1990 |
| 9 | 0680 | POLE SHED | 0 100 | 8 | 16 | 128.00 | SF | 10.00 | 10.00 | 100 | 1990 |
| 10 | 0500 | FP-PRE FAB | 0 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2018 |
| 11 | 0810 | CONCRETE A | 0 100 | 11 | 4 | 44.00 | SF | 6.50 | 6.50 | 100 | 2018 |
| 12 | 0812 | CONCRETE C | 0 100 | 0 | 0 | 1,565.00 | SF | 4.00 | 4.00 | 100 | 2018 |

| TOTAL OB/XF | | | | | | | | | | | |
|---------------------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 97001 LOVERS LN, YULEE | | | | | | | | | | | |
| TOTAL OB/XF VALUE: 26,513 | | | | | | | | | | | |

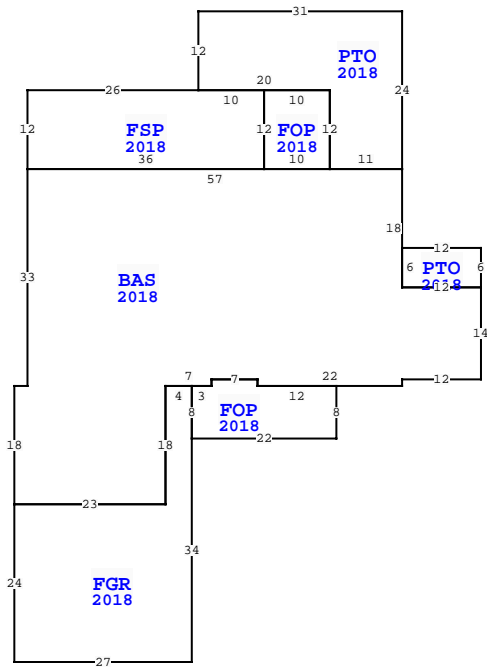
| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W24 N5 W11 S6 W3 UST=[YR=1998] W2 S6 E2 N6\$ S6 W2 S14 E16 S9 PTO=[YR=1998] S10 E24 N10 W24 \$ E24 N30\$. | | | | | | | | | | | |

| 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 | 000116 | C | SFR MARSH | 100 | 0007 | RS-1 | 0.00 | 0.00 | 3.28 | AC | | 1.00 | 1.00 | 0.90 | 110,000.00 | 99,000.00 | 324,720 | | | | | | | |

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 80 |
| Interior Floor | 12 | HARDWOOD | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 04 | Quality Level | 04 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 2,456 | 100 | 2,456 |
| FGR | 720 | 55 | 396 |
| FOP | 120 | 30 | 36 |
| FOP | 183 | 30 | 55 |
| FSP | 432 | 40 | 173 |
| PTO | 72 | 5 | 4 |
| PTO | 504 | 5 | 25 |
| TOTALS | 4,487 | | 3,145 |
| | | | 434,965 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 3,145 | 118.2384 | 140.41 | 441,589 | 2018 | 2018 | 0 | 0 | 1.50 | 98.50 |
| 3 SNGL FAM - 100% - 2019 Heated Area: 2456 HX Base Yr 2019 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 2 of 2 | 4 |
|---------------------------|-------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 544,910 |
| TOTAL MARKET OB/XF VALUE | | | 26,513 |
| TOTAL LAND VALUE - MARKET | | | 324,720 |
| TOTAL MARKET VALUE | | | 896,143 |
| SOH/AGL Deduction | | | 585,180 |
| ASSESSED VALUE | | | 310,963 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 260,963 |
| TOTAL JUST VALUE | | | 896,143 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 781,077 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2112/1002 | 3/08/2017 | QC | U | I | 11 | 100 |
| GRANTOR: GALLAGHER TIMOTHY & J | | | | | | |
| GRANTEE: GALLAGHER TIMOTHY & | | | | | | |
| 2034/0076 | 2/02/2016 | SW | U | I | 12 | 253,800 |
| GRANTOR: CREDIT SUISSE FIRST B | | | | | | |
| GRANTEE: GALLAGHER TIMOTHY E | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2018] N14 PTO=[YR=2018] N6 W12 S6 E12\$ W12 N18 | |
| PTO=[YR=2018] N24 W31 S12 FSP=[YR=2018] W26 S12 E36 | |
| FOP=[YR=2018] E10 N12 W10 S12\$ N12 W10\$ E20 S12 E11\$ W57 S33 | |
| W2 S18 FGR=[YR=2018] S24 E27 N34 FOP=[YR=2018] E22 N8 W12 | |
| N1 W7 S1 W3 S8\$ N8 W4 S18 W23\$ E23 N18 E7 N1 E7 S1 E22 N1 E12\$. | |

| 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 |
| | | | | | | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |