

**QUERO R DORIS**  
85192 BEACON POINT  
YULEE, FL 32097

**43-2N-27-4621-0002-0120**

| BUILDING CHARACTERISTICS |                  |             |                      |                      |                                                                                               |          |                   |           |                           | MARKET ADJUSTMENTS |                |             |                 |         |                 |                |                           |                             |                   | NASSAU COUNTY PROPERTY |      |     |                           |        |  |  |  |              |  | PAGE 1 of 2 |  | 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            |                  | 30          | VINYL 100            |                      | 0800                                                                                          | 02       | 1,976             | 116.0000  | 81.20                     | 160,451            | 2018           | 2018        | 0               | 0       | 0               | 5.00           | 95.00                     | VALUATION BY                |                   |                        |      |     | STANDARD                  |        |  |  |  |              |  |             |  |   |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |                      | 1 M/H 94+ - 100% - 0                                                                          |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           | Heated Area: 1976           |                   |                        |      |     | HX Base Yr                |        |  |  |  |              |  |             |  |   |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |                      | <div><div></div><div>26</div><div>76</div><div>26</div><div>76</div><div>BAS 2018</div></div> |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     | BUILDING MARKET VALUE     |        |  |  |  | 214,119      |  |             |  |   |
| Interior Wall            |                  | 05          | DRYWALL 100          |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     | TOTAL MARKET OB/XF VALUE  |        |  |  |  | 4,200        |  |             |  |   |
| Interior Floo            |                  | 08          | SHT VINYL 50         |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     | TOTAL LAND VALUE - MARKET |        |  |  |  | 160,000      |  |             |  |   |
| Interior Floo            |                  | 14          | CARPET 50            |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     | TOTAL MARKET VALUE        |        |  |  |  | 378,319      |  |             |  |   |
| Air Condition            |                  | 03          | CENTRAL 100          |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     | SOH/AGL Deduction         |        |  |  |  | 138,343      |  |             |  |   |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     | ASSESSED VALUE            |        |  |  |  | 239,976      |  |             |  |   |
| Bedrooms                 |                  |             | 3 100                |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     | TOTAL EXEMPTION VALUE     |        |  |  |  | HX HB 50,000 |  |             |  |   |
| Bathrooms                |                  |             | 2 100                |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     | BASE TAXABLE VALUE        |        |  |  |  | 189,976      |  |             |  |   |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     | TOTAL JUST VALUE          |        |  |  |  | 378,319      |  |             |  |   |
| Stories                  |                  | 1.          | 1. 100               |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     | NCON VALUE                |        |  |  |  | 0            |  |             |  |   |
| Units                    |                  |             | 0 100                |                      | INCOME VALUE                                                                                  |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      | PREVIOUS YEAR MKT VALUE                                                                       |          |                   |           |                           | 276,778            |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
| 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                      | 1,976            | 100         | 1,976                | 152,428              |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
| TOTALS                   |                  | 1,976       |                      | 1,976                | 152,428                                                                                       |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
| EXTRA FEATURES           |                  |             |                      |                      | 85192 BEACON POINT, 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          |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
| 8                        | 0510             | GARAGE WD-  | 0 0                  | 20 20                | 400.00                                                                                        | SF       | 35.00             |           | 35.00                     | 100                | 2001           | 2001        | 3               | 30      | 4,200           |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
| LAND DESCRIPTION         |                  |             |                      |                      | TOTAL OB/XF                                                                                   |          |                   |           |                           |                    |                |             |                 |         | 4,200           |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
| 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                  |                                                                                               | OR       | 0.00              | 0.00      | 2.00                      | LT                 |                | 1.00        | 1.00            | 1.00    | 80,000.00       | 80,000.00      | 160,000                   |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
|                          |                  |             |                      |                      |                                                                                               |          |                   |           |                           |                    |                |             |                 |         |                 |                |                           |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |
| REVIEW DATE              |                  | 11/08/2019  |                      | BY                   | TWA                                                                                           |          | Total Acres: 0.00 |           | Total Land Value: 160,000 |                    | Market: 0      |             | Agricultural: 0 |         | Common: 160,000 |                | PRINTED 08/02/2023 BY SYS |                             |                   |                        |      |     |                           |        |  |  |  |              |  |             |  |   |

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