

BLOCK 7 LOT 13 R816120  
L/E IN OR 1019/85  
LOFTON BLUFF # 3 PB 4/108

BROWN WILLIAM R L/E/  
85559 DICK KING ROAD  
YULEE, FL 32097

2023

43-2N-27-4622-0007-0130



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 25 MOD METAL 70   |
| Exterior Wall            | 05 AVERAGE 30     |
| Roof Structure           | 01 FLAT 100       |
| Roof Cover               | 01 MINIMUM 100    |
| Interior Wall            | 04 PLYWOOD 100    |
| Interior Floor           | 14 CARPET 70      |
| Interior Floor           | 08 SHT VINYL 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 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    |

|                  |         |                  |    |
|------------------|---------|------------------|----|
| 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       | 1,500            | 100         | 1,500        | 29,511               |
| SFB       | 216              | 80          | 173          | 3,404                |
| TOTALS    | 1,716            |             | 1,673        | 32,914               |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 14 | 10 | 140.00 | SF | 6.50  | 6.50           |       |
| 2              | 0940       | SHEDS/PORT  | 0   | 100 | 20 | 12 | 240.00 | SF | 20.10 | 20.10          |       |
| 4              | 0751       | UOP         | 0   | 100 | 8  | 32 | 256.00 | SF | 10.00 | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000102   | C   | SFR/MH               | 100 |     | OR       | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS                                                                                                                                        |     |           |             |                |                |      |      |      |      |       |        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                                                                                                                      | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0820                                                                                                                                                      | 02  | 1,673     | 100.9000    | 65.58          | 109,715        | 1979 | 1979 | 0    | 0    | 70.00 | 30.00  |
| 1 M/H 93- - 100% - 0                                                                                                                                      |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1673                                                                                                                                         |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr                                                                                                                                                |     |           |             |                |                |      |      |      |      |       |        |
| <div><div>48</div><div>18</div><div>12</div><div>12</div><div>18</div><div>14</div><div>66</div><div>26</div><div>BAS 1993</div><div>SFB 2011</div></div> |     |           |             |                |                |      |      |      |      |       |        |

|                           |    |       |                |           |         |             |   |        |                 |           |  |
|---------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|
| 85559 DICK KING RD, YULEE |    |       |                | XF DATE   |         |             |   |        |                 | LAND DATE |  |
|                           |    |       |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |
| UNITS                     | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |
| 140.00                    | SF | 6.50  | 6.50           | 100       | 1987    | 1987        | 3 | 54.5   | 496             |           |  |
| 240.00                    | SF | 20.10 | 20.10          | 100       | 1987    | 1987        | 3 | 20     | 965             |           |  |
| 256.00                    | SF | 10.00 | 10.00          | 100       | 1994    | 1994        | 3 | 23     | 589             |           |  |
|                           |    |       |                |           |         |             |   |        |                 |           |  |
|                           |    |       |                |           |         |             |   |        |                 |           |  |
|                           |    |       |                |           |         |             |   |        |                 |           |  |
|                           |    |       |                |           |         |             |   |        |                 |           |  |
|                           |    |       |                |           |         |             |   |        |                 |           |  |
|                           |    |       |                |           |         |             |   |        |                 |           |  |
|                           |    |       |                |           |         |             |   |        |                 |           |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |                 |  |  |  |  |             |
|---------------------------|--|--|--|--|--|-----------------|--|--|--|--|-------------|
| VALUATION SUMMARY         |  |  |  |  |  |                 |  |  |  |  | PAGE 1 of 1 |
| 4                         |  |  |  |  |  |                 |  |  |  |  |             |
| VALUATION BY              |  |  |  |  |  | STANDARD        |  |  |  |  |             |
| Tax Group: 4              |  |  |  |  |  | Tax Dist:       |  |  |  |  |             |
| BUILDING MARKET VALUE     |  |  |  |  |  | 32,914          |  |  |  |  |             |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 2,050           |  |  |  |  |             |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 80,000          |  |  |  |  |             |
| TOTAL MARKET VALUE        |  |  |  |  |  | 114,964         |  |  |  |  |             |
| SOH/AGL Deduction         |  |  |  |  |  | 74,788          |  |  |  |  |             |
| ASSESSED VALUE            |  |  |  |  |  | 40,176          |  |  |  |  |             |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | HX HB WR 30,000 |  |  |  |  |             |
| BASE TAXABLE VALUE        |  |  |  |  |  | 10,176          |  |  |  |  |             |
| TOTAL JUST VALUE          |  |  |  |  |  | 114,964         |  |  |  |  |             |
| NCON VALUE                |  |  |  |  |  | 0               |  |  |  |  |             |
| INCOME VALUE              |  |  |  |  |  |                 |  |  |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 85,025          |  |  |  |  |             |

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

| SALES DATA                     |            |              |        |        |           |               |  |  |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1019/0085                      | 11/09/2001 | DG           | U      | I      | 18        | 100           |  |  |  |
| GRANTOR: BROWN WILLIAM R & WAN |            |              |        |        |           |               |  |  |  |
| GRANTEE: HERNDON LAURA S       |            |              |        |        |           |               |  |  |  |
| 0738/0120                      | 8/30/1995  | WD           | U      | I      | 10        | 8,600         |  |  |  |
| GRANTOR: SHEFIELD WM F ETAL    |            |              |        |        |           |               |  |  |  |
| GRANTEE: BROWN WM R & WANDA    |            |              |        |        |           |               |  |  |  |

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

| BUILDING DIMENSIONS                                                     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| SFB=[YR=2011] W18 BAS=[YR=1993] W48 S26 E66 N14W18 N12\$ S12 E18 N12\$. |  |  |  |  |  |  |  |  |  |  |  |