

IN OR 2651/717  
AKA LOT 32  
CHESTER FOREST UNR

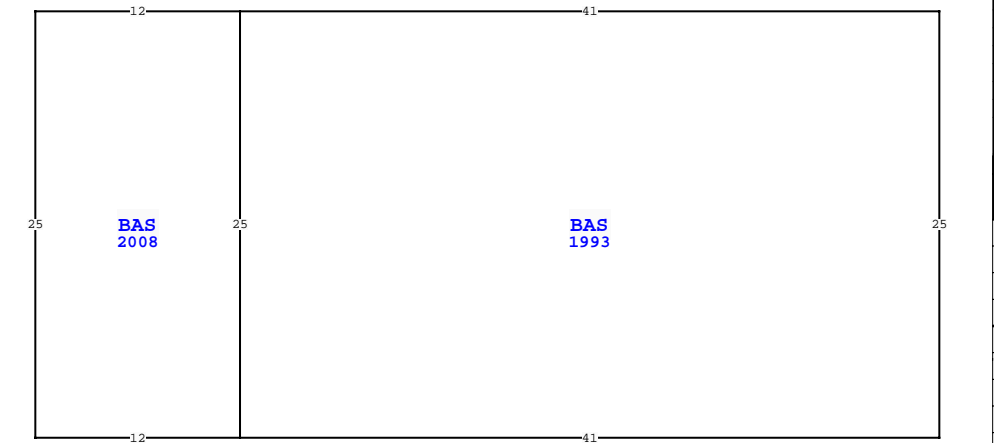
SCHUL LLC  
PO BOX 48171  
JACKSONVILLE, FL 32247

2023

43-3N-28-0000-0014-0010

| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |       |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0100               | 01  | 1,325     | 149.5000    | 134.92         | 178,769        | 1975 | 2000 |      | 0    | 0    | 19.00  | 81.00 |



|                  |                  |                  |              |                      |
|------------------|------------------|------------------|--------------|----------------------|
| Quality          | 06               | Quality Level 06 |              |                      |
| 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 | SUBAREA MARKET VALUE |
| BAS              | 1,025            | 100              | 1,025        | 112,017              |
| BAS              | 300              | 100              | 300          | 32,786               |
| TOTALS           | 1,325            |                  | 1,325        | 144,803              |

|                           |  |  |           |  |  |                 |  |  |     |  |  |  |
|---------------------------|--|--|-----------|--|--|-----------------|--|--|-----|--|--|--|
| 1 SINGLE FAM - 50% - 2022 |  |  |           |  |  |                 |  |  |     |  |  |  |
| Heated Area: 1325         |  |  |           |  |  | HX Base Yr 2022 |  |  |     |  |  |  |
| 96998 BLACKROCK RD, YULEE |  |  |           |  |  |                 |  |  |     |  |  |  |
| BLD DATE                  |  |  | LGL DATE  |  |  | 06/20/2023      |  |  | MLU |  |  |  |
| XF DATE                   |  |  | LAND DATE |  |  |                 |  |  |     |  |  |  |
| INC DATE                  |  |  | AG DATE   |  |  |                 |  |  |     |  |  |  |

| 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 |
| 2              | 0812       | CONCRETE C  | 0       | 50  | 0     | 0  |       | 4.00           | 100       | 1994    | 1994        | 3        | 70              | 3,343 |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,343       |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 000115   | C   | SFR ACRES            | 50  |     | RS-1     | 0.00  | 0.00  | 0.76        | AC        |     | 1.00     | 1.00   | 1.20    | 80,000.00  | 96,000.00      | 72,960     |                             |      |         |      |     |    |        |

|                           |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 96998 BLACKROCK RD, YULEE |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|

| NASSAU COUNTY PROPERTY    |           |        |             |
|---------------------------|-----------|--------|-------------|
| VALUATION SUMMARY         |           |        | PAGE 1 of 2 |
| VALUATION BY              |           |        | STANDARD    |
| Tax Group: 4              | Tax Dist: |        |             |
| BUILDING MARKET VALUE     |           |        | 155,993     |
| TOTAL MARKET OB/XF VALUE  |           |        | 3,343       |
| TOTAL LAND VALUE - MARKET |           |        | 72,960      |
| TOTAL MARKET VALUE        |           |        | 232,296     |
| SOH/AGL Deduction         |           |        | 23,000      |
| ASSESSED VALUE            |           |        | 209,296     |
| TOTAL EXEMPTION VALUE     | HA HAB    | 50,000 |             |
| BASE TAXABLE VALUE        |           |        | 159,296     |
| TOTAL JUST VALUE          |           |        | 232,296     |
| NCON VALUE                |           |        | 0           |
| INCOME VALUE              |           |        |             |
| PREVIOUS YEAR MKT VALUE   |           |        | 196,522     |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| M1703314   | H/AC        | 0     | 05/01/2017 |
| R1313470   | MTLROOF     | 7,835 | 05/01/2013 |

| SALES DATA                     |           |           |           |        |            |  |
|--------------------------------|-----------|-----------|-----------|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q / V / I | RSN CD | SALE PRICE |  |
| 2651/717                       | 6/30/2023 | WD Q      | Q I       | 01     | 327,000    |  |
| GRANTOR: DEVITO TRISHA M &     |           |           |           |        |            |  |
| GRANTEE: SCHUL LLC             |           |           |           |        |            |  |
| 2391/1563                      | 8/31/2020 | WD Q      | Q I       | 01     | 226,000    |  |
| GRANTOR: WARREN EVERETT L & CL |           |           |           |        |            |  |
| GRANTEE: DEVITO TRISHA M & C   |           |           |           |        |            |  |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W41 BAS=[YR=2008] W12 S25 E12 N25\$ S25 E41 N25\$ |  |  |  |  |  |  |  |  |  |  |  |  |

