



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                         |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |          |             |         |            |                   |                           | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|------------|-------------------|---------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                    | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | UC          | NORM    | % COND     | VALUATION SUMMARY |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 16               | WD FR STUC 100 | 0100                    | 01                   | 1,862              | 93.1000     | 84.02          | 156,445        | 1982        | 1982           | 0         | 0        | 40          | 20.00   | 40.00      | STANDARD          |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 0% - 0   |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | Heated Area: 1862         |                             |      |         |      |     |    |        |  |  |  |  |  | HX Base Yr   |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 12               | MODULAR MT 100 |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | VALUATION BY              |                             |      |         |      |     |    |        |  |  |  |  |  | Tax Group: 4 |  |  |  |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 01               | MINIMUM 50     |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | BUILDING MARKET VALUE     |                             |      |         |      |     |    |        |  |  |  |  |  | 72,673       |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 50     |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | TOTAL MARKET OB/XF VALUE  |                             |      |         |      |     |    |        |  |  |  |  |  | 1,329        |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 03               | CONC FINSH 100 |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | TOTAL LAND VALUE - MARKET |                             |      |         |      |     |    |        |  |  |  |  |  | 80,000       |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | TOTAL MARKET VALUE        |                             |      |         |      |     |    |        |  |  |  |  |  | 154,002      |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | SOH/AGL Deduction         |                             |      |         |      |     |    |        |  |  |  |  |  | 39,515       |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 2                | 100            |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | ASSESSED VALUE            |                             |      |         |      |     |    |        |  |  |  |  |  | 114,487      |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 2                | 100            |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | TOTAL EXEMPTION VALUE     |                             |      |         |      |     |    |        |  |  |  |  |  | 0            |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | BASE TAXABLE VALUE        |                             |      |         |      |     |    |        |  |  |  |  |  | 114,487      |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   | TOTAL JUST VALUE          |                             |      |         |      |     |    |        |  |  |  |  |  | 154,002      |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                      | 0                | 100            | NCON VALUE              |                      |                    |             |                |                |             |                |           |          |             |         |            | 0                 |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                              | 04               | DIST 01 100    | INCOME VALUE            |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                  | 00               | NONE 100       | PREVIOUS YEAR MKT VALUE |                      |                    |             |                |                |             |                |           |          |             |         |            | 125,507           |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| 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            | SUBAREA MARKET VALUE |                    |             |                |                |             |                |           |          |             |         |            |                   |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 1,568            | 100            | 1,568                   | 52,697               |                    |             |                |                |             |                |           |          |             |         |            |                   |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 64               | 100            | 64                      | 2,151                |                    |             |                |                |             |                |           |          |             |         |            |                   |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| SFB                                                                                                                                        | 288              | 80             | 230                     | 7,730                |                    |             |                |                |             |                |           |          |             |         |            |                   |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 1,920                   | 1,862                | 62,578             |             |                |                |             |                |           |          |             |         |            |                   |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                | 96575 CHESTER RD, YULEE |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 0810             | CONCRETE A     | 0                       | 0                    | 12                 | 12          | 144.00         | SF             | 6.50        | 6.50           | 100       | 1982     | 1982        | 3       | 41         | 384               |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0500             | FP-PRE FAB     | 0                       | 0                    | 0                  | 0           | 1.00           | UT             | 1,750.00    | 1,750.00       | 100       | 1982     | 1982        | 3       | 54         | 945               |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                           | TOTAL OB/XF 1,329           |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| 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               | 0                    |                    | OR          | 0.00           | 0.00           | 1.00        | AC             |           | 1.00     | 1.00        | 1.00    | 80,000.00  | 80,000.00         | 80,000                    |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 10/15/2021 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS |                  |                |                         |                      |                    |             |                |                |             |                |           |          |             |         |            |                   |                           |                             |      |         |      |     |    |        |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |  |  |  |

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall07NONE 90

Interior Wall05DRYWALL 10

Interior Floo03CONC FINSH 90

Interior Floo02MIN PLYWD 10

Air Condition01NONE 100

Heating Type01NONE 100

Bedrooms0100

Bathrooms1100

Frame Stories Units01TYP WD 100  
1. 1. 100  
0 100

BUD8 Adjustme Occupancy04DIST 01 100  
00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,2801001,2807,619

BAS2401002401,429

UCP880201761,048

TOTALS2,4001,69610,095

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYYRCONSRV

REVIEW DATE10/15/2021BYKWTotal Acres: 1.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% COND

6500011,69656.700019.8433,64919871987002050.0030.00

2 GARAGE RES - 0% - 0Heated Area: 1520HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/20/2023MLU

96575 CHESTER RD, YULEE

TOTAL OB/XF0

NASSAU COUNTY PROPERTY

PAGE 2 of 2

4

VALUATION SUMMARY

VALUATION BYTax Group: 4Tax Dist:

BUILDING MARKET VALUE72,673

TOTAL MARKET OB/XF VALUE1,329

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE154,002

SOH/AGL Deduction39,515

ASSESSED VALUE114,487

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE114,487

TOTAL JUST VALUE154,002

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE125,507

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2126/00016/09/2017SWUII1262,500

GRANTOR:FEDERAL HOME LOAN MOR

GRANTEE:THORN WILLIAM HUGH

2095/16811/23/2017CTUII18100

GRANTOR:CLERK OF COURT

GRANTEE:FEDERAL HOME LOAN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 BAS=[YR=2016] W12 UCP=[YR=2018] W16 S40 E28 N20 W12 N20\$ S20 E12 N20\$ S40 E32 N40 \$ .