



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 25 | MOD METAL 80   |
| Exterior Wall            | 05 | AVERAGE 20     |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 01 | MINIMUM 100    |
| Interior Wall            | 04 | PLYWOOD 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                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA         |
|                  |         | 04               |
| NEIGHBORHOOD/LOC | 4031.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 924              | 100         | 924          | 12,252               |
| BAS       | 240              | 100         | 240          | 3,182                |
| UOP       | 360              | 25          | 90           | 1,193                |
| UOP       | 80               | 25          | 20           | 265                  |
| TOTALS    | 1,604            |             | 1,274        | 16,893               |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 17 | 5  | 85.00  | SF | 6.50  | 6.50           | 100       | 1990    |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 9  | 12 | 108.00 | SF | 30.00 | 30.00          | 100       | 1994    |
| 3              | 1242       | WD DECK A   | 0 100   | 4  | 6  | 24.00  | SF | 10.00 | 10.00          | 100       | 1990    |
| 4              | 1242       | WD DECK A   | 0 100   | 16 | 12 | 192.00 | SF | 10.00 | 10.00          | 100       | 1995    |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000102   | C   | SFR/MH               | 100 |     | OR       | 113.00 | 400.00 | 1.03        | AC        | 1.00 |

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |    |       |        |  |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|--|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |  |
| 0820                             | 02  | 1,274     | 102.0000    | 66.30          | 84,466         | 1987 | 1990 | 0    | 0    | 20 | 70.00 | 20.00  |  |
| 1 M/H 93- - 100% - 0             |     |           |             |                |                |      |      |      |      |    |       |        |  |
| Heated Area: 1164                |     |           |             |                |                |      |      |      |      |    |       |        |  |
| HX Base Yr                       |     |           |             |                |                |      |      |      |      |    |       |        |  |
|                                  |     |           |             |                |                |      |      |      |      |    |       |        |  |
| 96509 CHESTER RD, YULEE          |     |           |             |                |                |      |      |      |      |    |       |        |  |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |    |       |        |  |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |    |       |        |  |
| 06/20/2023 MLU                   |     |           |             |                |                |      |      |      |      |    |       |        |  |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 16,893    |               |
| TOTAL MARKET OB/XF VALUE  |  | 1,423     |               |
| TOTAL LAND VALUE - MARKET |  | 74,160    |               |
| TOTAL MARKET VALUE        |  | 92,476    |               |
| SOH/AGL Deduction         |  | 54,173    |               |
| ASSESSED VALUE            |  | 38,303    |               |
| TOTAL EXEMPTION VALUE     |  | 25,000    |               |
| BASE TAXABLE VALUE        |  | 13,303    |               |
| TOTAL JUST VALUE          |  | 92,476    |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 69,509    |               |

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

| SALES DATA                   |           |           |     |     |        |            |  |
|------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2591/1174                    | 9/14/2022 | LE        | U   | I   | 11     | 100        |  |
| GRANTOR: JOHNSON MAXINE R    |           |           |     |     |        |            |  |
| GRANTEE: WORTHAM MEGAN L & S |           |           |     |     |        |            |  |
| 0688/0209                    | 9/09/1993 | WD        | U   | I   | 11     | 35,000     |  |
| GRANTOR: TRINGALI ANGELO     |           |           |     |     |        |            |  |
| GRANTEE: JOHNSON MAXINE R    |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UOP=[YR=2016] W20 S4 BAS=[YR=2016] S2 UOP=[YR=1993] W36 S10 BAS=[YR=1993] W16 S14 E66 N14 W50\$ E36 N10\$ S10 E20 N12 W20\$ E20 N4\$. |  |  |  |  |  |  |  |  |  |  |  |