

GREGORY KRISTY L/GREGORY SABRINA ET AL  
97155 AMY DRIVE  
YULEE, FL 32097

**44-3N-28-5300-0002-0000**

| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                         |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|------------------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                                                                          |  |  |  |  |  |  |  |  |  | PAGE 1 of 1                        |  |  |  |  |  |  |  |  |  |
| ELEMENT CD                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD              |  |  |  |  |  |  |  |  |  |
| Exterior Wall 30 VINYL 100                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | 0800 02 2,202 135.5200 94.86 208,882 2000 2000 0 0 52.00 48.00                             |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist:             |  |  |  |  |  |  |  |  |  |
| Roof Structure 03 GABLE/HIP 100                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | 1 M/H 94+ - 100% - 2004 Heated Area: 1836 HX Base Yr 2004                                  |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 100,263      |  |  |  |  |  |  |  |  |  |
| Roof Cover 12 MODULAR MT 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 7,297     |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 88,000   |  |  |  |  |  |  |  |  |  |
| Interior Floor 14 CARPET 80                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 195,560         |  |  |  |  |  |  |  |  |  |
| Interior Floor 08 SHT VINYL 20                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 114,305          |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 81,255              |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,000 |  |  |  |  |  |  |  |  |  |
| Bedrooms 3 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 31,255          |  |  |  |  |  |  |  |  |  |
| Bathrooms 2 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 195,560           |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | NCON VALUE 0                       |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | INCOME VALUE                       |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 147,992    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| Quality 04 Quality Level 04                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 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 1,836 100 1,836 83,598                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FSP 240 60 144 6,557                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| USP 444 50 222 10,108                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| TOTALS 2,520 2,202 100,263                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 97155 AMY DR, 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                                                                                      |  |  |  |  |  |  |  |  |  | BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/20/2023 MLU                        |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 1 1242 WD DECK A 0 100 5 16 80.00 SF 10.00 10.00 100 2001 2001 3 20 160                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 2 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2001 2001 3 86 3,010                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 3 0810 CONCRETE A 0 100 0 0 236.00 SF 6.50 6.50 100 2000 2000 3 80 1,227                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 4 1242 WD DECK A 0 100 10 10 100.00 SF 10.00 10.00 100 2001 2001 3 20 200                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 5 0351 CARPORT MT 0 100 20 20 400.00 SF 10.00 10.00 100 2001 2001 3 20 800                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 6 0351 CARPORT MT 0 100 20 20 400.00 SF 10.00 10.00 100 2003 2003 3 22 880                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 7 1242 WD DECK A 0 100 12 10 120.00 SF 10.00 10.00 100 2003 2003 3 22 264                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 8 0855 CONC PAVER 0 100 0 0 300.00 SF 3.00 3.00 100 2003 2003 3 84 756                                                                                                                                                 |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 7,297                                                                          |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 100 OR 0.00 0.00 1.10 AC 1.00 1.00 1.00 80,000.00 80,000.00 88,000                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
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|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 11/27/2019 BY KWA                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000        |  |  |  |  |  |  |  |  |  | PRINTED 08/02/2023 BY SYS          |  |  |  |  |  |  |  |  |  |