



| 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           | NORM              | % COND                    | VALUATION SUMMARY |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| Exterior Wall            | 24               | CORG METAL 100   | 6500                  | 04                   | 2,951     | 54.5376                   | 19.09          | 56,335            | 1965        | 1965                    | 0         | 0              | 0                 | 50.00                     | 50.00             | VALUATION BY    |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| Roof Structur            | 04               | WOOD TRUSS 100   | 1 GARAGE RES - 0% - 0 |                      |           |                           |                |                   |             |                         |           |                | Heated Area: 2560 |                           |                   |                 |            |                             |      |                        |      |     | HX Base Yr                |        |  |  |  |  |  |  |  |  |
| Roof Cover               | 01               | MINIMUM 100      |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | Tax Group: 4              |        |  |  |  |  |  |  |  |  |
| Interior Wall            | 01               | MINIMUM 100      |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | Tax Dist:                 |        |  |  |  |  |  |  |  |  |
| Interior Floo            | 03               | CONC FINSH 100   |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | BUILDING MARKET VALUE     |        |  |  |  |  |  |  |  |  |
| Ceiling                  | 04               | NONE 100         |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | TOTAL MARKET OB/XF VALUE  |        |  |  |  |  |  |  |  |  |
| Air Condition            | 01               | NONE 100         |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | TOTAL LAND VALUE - MARKET |        |  |  |  |  |  |  |  |  |
| Heating Type             | 01               | NONE 100         |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | TOTAL MARKET VALUE        |        |  |  |  |  |  |  |  |  |
| Fixtures                 | 1                | 100              |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | SOH/AGL Deduction         |        |  |  |  |  |  |  |  |  |
| Frame                    | 05               | STEEL 100        |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | ASSESSED VALUE            |        |  |  |  |  |  |  |  |  |
| Story Height             | 18               | 100              |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | TOTAL EXEMPTION VALUE     |        |  |  |  |  |  |  |  |  |
| RMS                      | 1                | 100              |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | BASE TAXABLE VALUE        |        |  |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100           |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | TOTAL JUST VALUE          |        |  |  |  |  |  |  |  |  |
| Units                    | 0                | 100              |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | NCON VALUE                |        |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            | 04               | DIST 01 100      |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | INCOME VALUE              |        |  |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100         |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     | PREVIOUS YEAR MKT VALUE   |        |  |  |  |  |  |  |  |  |
| Quality                  | 03               | Quality Level 03 |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| DOR CODE                 | 5000             | IMPROVED AG      |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  | MKT AREA         |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         | 4053.00          |                  |                       |                      |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA          | SUBAREA MARKET VALUE |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| BAS                      | 2,560            | 100              | 2,560                 | 24,435               |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| CAN                      | 64               | 30               | 19                    | 182                  |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| CAN                      | 1,240            | 30               | 372                   | 3,551                |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| TOTALS                   | 3,864            |                  | 2,951                 | 28,168               |           |                           |                |                   |             |                         |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                  |                       |                      |           |                           |                |                   |             | 851582 US HWY 17, YULEE |           |                |                   |                           |                   |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| L N                      | OB/IF CODE       | DESCRIPTION      | BLD                   | CAP                  | L         | W                         | UNITS          | UT                | Adj R       | ADJ UNIT PRICE          | ORIG COND | YEAR ON        | YEAR ACTUAL       | Q                         | % COND            | OB/IF MKT VALUE | NOTES      |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 1                        | 0680             | POLE SHED        | 0                     | 0                    | 19        | 23                        | 432.00         | SF                | 10.00       | 10.00                   | 100       | 1988           | 1988              | 3                         | 20                | 864             |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 2                        | 0680             | POLE SHED        | 0                     | 0                    | 12        | 24                        | 432.00         | SF                | 10.00       | 10.00                   | 100       | 1965           | 1965              | 3                         | 20                | 864             |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 3                        | 0940             | SHEDS/PORT       | 0                     | 0                    | 12        | 20                        | 280.00         | SF                | 30.00       | 30.00                   | 100       | 1965           | 1965              | 3                         | 20                | 1,680           |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 4                        | 0940             | SHEDS/PORT       | 0                     | 0                    | 8         | 8                         | 64.00          | SF                | 30.00       | 30.00                   | 100       | 1980           | 1980              | 3                         | 20                | 384             |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 5                        | 6001             | ROLLUP DR        | 0                     | 0                    | 0         | 0                         | 2.00           | UT                | 400.00      | 400.00                  | 100       | 1965           | 1965              | 3                         | 20                | 160             |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 6                        | 2605             | GRNHS PL 1       | 0                     | 0                    | 96        | 38                        | 3,648.00       | SF                | 2.25        | 2.25                    | 100       | 1990           | 1990              | 3                         | 20                | 1,642           |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 7                        | 0810             | CONCRETE A       | 0                     | 0                    | 96        | 4                         | 384.00         | SF                | 6.50        | 6.50                    | 100       | 1990           | 1990              | 3                         | 62                | 1,548           |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 8                        | 0850             | PEBBLE WLK       | 0                     | 0                    | 166       | 4                         | 664.00         | SF                | 3.50        | 3.50                    | 100       | 1990           | 1990              | 3                         | 62                | 1,441           |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 9                        | 0820             | WOOD WALK        | 0                     | 0                    | 36        | 4                         | 144.00         | SF                | 11.75       | 11.75                   | 100       | 1990           | 1990              | 3                         | 40                | 677             |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 10                       | 0812             | CONCRETE C       | 0                     | 0                    | 0         | 0                         | 1,116.00       | SF                | 4.00        | 4.00                    | 100       | 1990           | 1990              | 3                         | 62                | 2,768           |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                  |                       |                      |           |                           |                |                   |             | TOTAL OB/IF             |           |                |                   |                           |                   |                 |            |                             |      | 12,028                 |      |     |                           |        |  |  |  |  |  |  |  |  |
| 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                        | 005000           | C                | RURAL HOME            | 0                    | 0004      | PD-ENC                    | 0.00           | 0.00              | 9.00        | AC                      |           | 1.00           | 1.00              | 0.40                      | 20,000.00         | 8,000.00        | 72,000     |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 2                        | 005600           | A                | TIMBER 3 SI           | 0                    |           | PD-ENC                    | 0.00           | 0.00              | 322.65      | AC                      |           | 1.00           | 1.00              | 1.00                      | 410.00            | 410.00          | 132,286    |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 3                        | 005500           | A                | TIMBER 2 SI           | 0                    |           | PD-ENC                    | 0.00           | 0.00              | 22.12       | AC                      |           | 1.00           | 1.00              | 1.00                      | 550.00            | 550.00          | 12,166     |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 4                        | 005902           | A                | HARDWOOD SI           | 0                    |           | PD-ENC                    | 0.00           | 0.00              | 249.86      | AC                      |           | 1.00           | 1.00              | 1.00                      | 175.00            | 175.00          | 43,726     |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 5                        | 009910           | M                | MKT. VAL. AG          | 0                    |           | PD-ENC                    | 0.00           | 0.00              | 9.00        | AC                      |           | 1.00           | 1.00              | 1.00                      | 10,000.00         | 10,000.00       | 90,000     |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| 6                        | 009910           | M                | MKT. VAL. AG          | 0                    |           | PD-ENC                    | 0.00           | 0.00              | 594.63      | AC                      |           | 1.00           | 1.00              | 1.00                      | 5,000.00          | 5,000.00        | 2,973,150  |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |
| REVIEW DATE              | 06/29/2020       | BY               | NWA                   | Total Acres: 603.63  |           | Total Land Value: 260,178 |                | Market: 3,063,150 |             | Agricultural: 188,178   |           | Common: 72,000 |                   | PRINTED 08/02/2023 BY SYS |                   |                 |            |                             |      |                        |      |     |                           |        |  |  |  |  |  |  |  |  |

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