



| 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  | PAGE 1 of 2            |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| Exterior Wall                | 20               | FACE BRICK 100 | 0100                                                                                                                                          | 01                   | 2,247                    | 104.8600    | 94.64          | 212,656        | 1980           | 1980      | 0       | 0           | 0      | 29.10   | 70.90                  | VALUATION SUMMARY |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| Roof Structur                | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 0                                                                                                                       |                      |                          |             |                |                |                |           |         |             |        |         |                        | Heated Area: 2080 |            |                             |      |                |      |     |    |        |                           | HX Base Yr |  |  |  |  |  |  |  |  |  |
| Roof Cover                   | 03               | COMP SHNGL 100 | <div><div>32</div><div>45</div><div>32</div><div>20</div><div>33</div><div>12</div><div>45</div><div>33</div><div>20</div><div>33</div></div> |                      |                          |             |                |                |                |           |         |             |        |         |                        | BAS 1993          |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| Interior Wall                | 04               | PLYWOOD 100    |                                                                                                                                               |                      |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| Interior Floo                | 14               | CARPET 70      |                                                                                                                                               |                      |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| Interior Floo                | 08               | SHT VINYL 30   |                                                                                                                                               |                      |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| 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          |                                                                                                                                               |                      |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                | 04               | DIST 01 100    |                                                                                                                                               |                      |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| Occupancy                    | 00               | NONE 100       |                                                                                                                                               |                      |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| Quality                      |                  |                | 03                                                                                                                                            | Quality Level 03     |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| DOR CODE                     |                  |                | 0100 SINGLE FAMILY                                                                                                                            |                      |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| MAP NUM                      |                  |                |                                                                                                                                               |                      |                          |             |                |                |                |           |         |             |        |         | MKT AREA               |                   |            | 04                          |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC             |                  |                | 4053.00                                                                                                                                       |                      |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| AREA TYPE                    | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                                                                                                                                  | SUBAREA MARKET VALUE |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| BAS                          | 2,080            | 100            | 2,080                                                                                                                                         | 139,567              |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| FOP                          | 396              | 30             | 119                                                                                                                                           | 7,985                |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| UCP                          | 240              | 20             | 48                                                                                                                                            | 3,221                |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| TOTALS                       |                  |                | 2,716                                                                                                                                         | 2,247                | 150,773                  |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES               |                  |                | 77182 PARKER 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             |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| 3                            | 0500             | FP-PRE FAB     | 0 100                                                                                                                                         | 0                    | 0                        | 1.00        | UT             | 3,500.00       | 3,500.00       | 100       | 1980    | 1980        | 3      | 49      | 1,715                  |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| 4                            | 0810             | CONCRETE A     | 0 100                                                                                                                                         | 0                    | 0                        | 579.00      | SF             | 6.50           | 6.50           | 100       | 1988    | 1988        | 3      | 57      | 2,145                  |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| 5                            | 0811             | CONCRETE B     | 0 100                                                                                                                                         | 0                    | 0                        | 1,584.00    | SF             | 5.20           | 5.20           | 100       | 1990    | 1990        | 3      | 62      | 5,107                  |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| 6                            | 0681             | POLE SHED      | 0 100                                                                                                                                         | 14                   | 32                       | 448.00      | SF             | 15.00          | 15.00          | 100       | 1997    | 1997        | 3      | 26      | 1,747                  |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| 7                            | 0351             | CARPORT MT     | 0 100                                                                                                                                         | 12                   | 14                       | 168.00      | SF             | 10.00          | 10.00          | 100       | 1997    | 1997        | 3      | 20      | 336                    |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| 8                            | 0202             | BARN WD 30     | 0 100                                                                                                                                         | 60                   | 36                       | 2,160.00    | SF             | 15.00          | 15.00          | 100       | 2022    | 2022        | 3      | 100     | 32,400                 |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                     | 100                  |                          | OR          | 0.00           | 0.00           | 1.00           | AC        |         | 1.00        | 1.00   | 1.00    | 80,000.00              | 80,000.00         | 80,000     |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 06/27/2022 BY NW |                  |                |                                                                                                                                               |                      |                          |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |                |      |     |    |        |                           |            |  |  |  |  |  |  |  |  |  |
| Total Acres: 1.00            |                  |                |                                                                                                                                               |                      | Total Land Value: 80,000 |             |                |                |                | Market: 0 |         |             |        |         | Agricultural: 0        |                   |            |                             |      | Common: 80,000 |      |     |    |        | PRINTED 08/02/2023 BY SYS |            |  |  |  |  |  |  |  |  |  |

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