



| 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 | 0900                      | 01                   | 2,868              | 106.5960    | 126.58         | 363,031        | 1999        | 1999           | 0         | 0        | 0           | 17.25   | 82.75                  | VALUATION SUMMARY |            |                             |      |         |      |     |    |        |  |  |
| Roof Structure                                                                                                                               | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2000  |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 2391 |            |                             |      |         |      |     |    |        |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        | HX Base Yr 2000   |            |                             |      |         |      |     |    |        |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Interior Floor                                                                                                                               | 14               | CARPET 60      |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Interior Floor                                                                                                                               | 08               | SHT VINYL 40   |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Bedrooms                                                                                                                                     |                  | 3 100          |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Bathrooms                                                                                                                                    |                  | 2.5 100        |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Stories                                                                                                                                      | 1.               | 1. 100         |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Units                                                                                                                                        | 0                | 0 100          |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100       |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Quality                                                                                                                                      |                  |                | 04                        | Quality Level 04     |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| 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                                                                                                                                          | 2,391            | 100            | 2,391                     | 250,445              |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FGR                                                                                                                                          | 598              | 55             | 329                       | 34,461               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                          | 68               | 30             | 20                        | 2,095                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FSP                                                                                                                                          | 320              | 40             | 128                       | 13,407               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| TOTALS                                                                                                                                       |                  |                | 3,377                     | 2,868                | 300,408            |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 96506 BLACKROCK 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                                                                                                                                            | 0300             | BOAT DCK W     | 0                         | 100                  | 0                  | 0           | 1,840.00       | SF             | 40.00       | 40.00          | 100       | 1997     | 1997        | 3       | 26                     | 19,136            |            |                             |      |         |      |     |    |        |  |  |
| 3                                                                                                                                            | 0350             | CARPORT WD     | 0                         | 100                  | 28                 | 14          | 392.00         | SF             | 13.00       | 13.00          | 100       | 1999     | 1999        | 3       | 20                     | 1,019             |            |                             |      |         |      |     |    |        |  |  |
| 4                                                                                                                                            | 0317             | DCK PLNG W     | 0                         | 100                  | 0                  | 0           | 2.00           | UT             | 1,000.00    | 1,000.00       | 100       | 1999     | 1999        | 3       | 20                     | 400               |            |                             |      |         |      |     |    |        |  |  |
| 5                                                                                                                                            | 0810             | CONCRETE A     | 0                         | 100                  | 32                 | 4           | 128.00         | SF             | 6.50        | 6.50           | 100       | 1999     | 1999        | 3       | 79                     | 657               |            |                             |      |         |      |     |    |        |  |  |
| 6                                                                                                                                            | 0811             | CONCRETE B     | 0                         | 100                  | 0                  | 0           | 1,144.00       | SF             | 5.20        | 5.20           | 100       | 1999     | 1999        | 3       | 79                     | 4,700             |            |                             |      |         |      |     |    |        |  |  |
| 7                                                                                                                                            | 0810             | CONCRETE A     | 0                         | 100                  | 0                  | 0           | 90.00          | SF             | 6.50        | 6.50           | 100       | 1999     | 1999        | 3       | 79                     | 462               |            |                             |      |         |      |     |    |        |  |  |
| 8                                                                                                                                            | 0810             | CONCRETE A     | 0                         | 100                  | 10                 | 8           | 80.00          | SF             | 6.50        | 6.50           | 100       | 1999     | 1999        | 3       | 79                     | 411               |            |                             |      |         |      |     |    |        |  |  |
| 9                                                                                                                                            | 0500             | FP-PRE FAB     | 0                         | 100                  | 0                  | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 1999     | 1999        | 3       | 84                     | 2,940             |            |                             |      |         |      |     |    |        |  |  |
| 10                                                                                                                                           | 0310             | AL GANG WY     | 0                         | 100                  | 0                  | 0           | 26.00          | LF             | 115.00      | 115.00         | 100       | 1999     | 1999        | 3       | 20                     | 598               |            |                             |      |         |      |     |    |        |  |  |
| 11                                                                                                                                           | 0303             | FLT DOCK W     | 0                         | 100                  | 20                 | 10          | 200.00         | SF             | 26.00       | 26.00          | 100       | 1999     | 1999        | 3       | 28                     | 1,456             |            |                             |      |         |      |     |    |        |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                | TOTAL OB/XF 31,779        |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| 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                                                                                                                                            | 000130           | C              | SFR WATER                 | 100                  |                    | RS-1        | 105.00         | 291.00         | 105.00      | FF             | 5         | 1.06     | 1.00        | 1.06    | 2,700.00               | 2,862.00          | 300,510    |                             |      |         |      |     |    |        |  |  |
| REVIEW DATE 10/25/2019 BY KW Total Acres: 0.00 Total Land Value: 300,510 Market: 0 Agricultural: 0 Common: 300,510 PRINTED 08/02/2023 BY SYS |                  |                |                           |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |

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