



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 80  |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 60   |
| Interior Floor           | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 5  | 100            |
| Bathrooms                | 5  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 04               |
| NEIGHBORHOOD/LOC | 4028.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,988            | 100         | 2,988        | 392,816              |
| FGR       | 1,063            | 55          | 585          | 76,906               |
| FOP       | 180              | 30          | 54           | 7,099                |
| FOP       | 561              | 30          | 168          | 22,086               |
| FST       | 54               | 55          | 30           | 3,944                |
| FST       | 78               | 55          | 43           | 5,653                |
| FUS       | 1,730            | 100         | 1,730        | 227,434              |
| STR       | 52               | 10          | 5            | 658                  |
| TOTALS    | 6,706            |             | 5,603        | 736,595              |

| EXTRA FEATURES |            |             |         |     |   |       |    |          |                |
|----------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0830       | FLAGSTONE   | 0       | 100 | 0 | 0     |    | 595.00   | SF 12.00       |
| 2              | 0845       | KOOL DECK   | 0       | 100 | 0 | 0     |    | 742.00   | SF 7.25        |
| 3              | 0861       | POOL GUNIT  | 0       | 100 | 0 | 0     |    | 459.00   | SF 85.00       |
| 4              | 0812       | CONCRETE C  | 0       | 100 | 0 | 0     |    | 4,007.00 | SF 4.00        |
| 5              | 0911       | SCRN RM A   | 0       | 100 | 0 | 0     |    | 1,225.00 | SF 17.50       |
| 6              | 1126       | CB/STC 8"   | 0       | 100 | 0 | 0     |    | 88.00    | SF 8.00        |
| 7              | 0877       | JACUZZI     | 0       | 100 | 0 | 0     |    | 1.00     | UT 1,000.00    |
| 8              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 0     |    | 1.00     | UT 3,500.00    |
| 9              | 0871       | POOL HTR R  | 0       | 100 | 0 | 0     |    | 1.00     | UT 2,000.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-1     | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                    |     |           |             |                |                |      |      |      |      |
|-------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0500                                                  | 01  | 5,603     | 100.7190    | 143.52         | 804,143        | 2006 | 2006 | 0    | 0    |
| 1 SFR CUST - 100% - 2023 Heated Area: 4718 HX Base Yr |     |           |             |                |                |      |      |      |      |
|                                                       |     |           |             |                |                |      |      |      |      |

|                                   |          |            |    |           |  |
|-----------------------------------|----------|------------|----|-----------|--|
| 96030 BLACKROCK HAMMOCK DR, YULEE | BLD DATE | 04/04/2023 | NW | LGL DATE  |  |
|                                   | XF DATE  |            |    | LAND DATE |  |
|                                   | INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |         |      |        |      |            |            |                |            |            |
|-------------|---------|------|--------|------|------------|------------|----------------|------------|------------|
| 55,230      | TOT ADJ | 1.00 | % COND | 1.00 | UNIT PRICE | 115,000.00 | ADJ UNIT PRICE | 115,000.00 | LAND VALUE |

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|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 4              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 736,595     |         |
| TOTAL MARKET OB/XF VALUE  |  | 55,230      |         |
| TOTAL LAND VALUE - MARKET |  | 115,000     |         |
| TOTAL MARKET VALUE        |  | 906,825     |         |
| SOH/AGL Deduction         |  | 0           |         |
| ASSESSED VALUE            |  | 906,825     |         |
| TOTAL EXEMPTION VALUE     |  | 13          | 906,825 |
| BASE TAXABLE VALUE        |  | 0           |         |
| TOTAL JUST VALUE          |  | 906,825     |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 820,573     |         |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| N1622470   | H/AC        | 0      | 03/24/2016 |
| E17048     | ELEC OTHER  | 2,000  | 04/01/2006 |
| B16913     | SWIM POOL   | 25,000 | 01/01/2006 |
| M10738     | MECH OTHER  | 0      | 12/01/2005 |
| E16111     | ELEC OTHER  | 2,000  | 11/01/2005 |
| P09809     | OTHER       | 0      | 08/01/2005 |

| SALES DATA                    |           |           |     |     |        |            |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2552/0709                     | 3/28/2022 | WD        | Q   | I   | 02     | 1,100,000  |
| GRANTOR: HELBURN MARILYN SUE  |           |           |     |     |        |            |
| GRANTEE: KUSNERAK MICHAEL &   |           |           |     |     |        |            |
| 1319/0404                     | 5/23/2005 | WD        | Q   | V   |        | 110,000    |
| GRANTOR: COPPERFIELDS USA INC |           |           |     |     |        |            |
| GRANTEE: HELBURN JOHN S & MA  |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2006] W44 BAS=[YR=2006] W22 S38 FGR=[YR=2006] W31 S35 E8 S2 E15 N2 E8 N14 W4 N13 E4 N8 \$ S8 W4 S13 E4 N1 E11 S1 E13 N6 FOP=[YR=2006] E27 N6 W11 N3 W6 S3 W10 S6 \$ N6 E10 N3 E6 S3 E11 S9 E15 N47 W12 D3 L3 S5 W21 N9 W8 N8 \$ S8 E8 S9 E21 N5 U3 R3 E12 N9\$ PTR=E100 FUS=[YR=2006] S15 FST=[YR=2006] E6 S9 W6 N9\$ S19 W35 S5 E3 STR=[YR=2006] E5 N4 E4 S8 W9 N4\$ S4 W6 S12 W4 N9 W9 S4 W2 S25 W16 N20 W8 N8 E8 N8 E31 N9 FST=[YR=2006] W2 N13 E6 S13 W4\$ E4 N15 E18 N15 E16 \$ W100\$ . |  |  |  |  |  |  |  |  |  |