



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 20 | FACE BRICK 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 60      |
| Interior Floor           | 12 | HARDWOOD 40    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4039.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,924            | 100         | 1,924        | 191,988              |
| BAS       | 504              | 100         | 504          | 50,292               |
| FGR       | 420              | 55          | 231          | 23,050               |
| FOP       | 20               | 30          | 6            | 599                  |
| PTO       | 100              | 5           | 5            | 499                  |
| PTO       | 52               | 5           | 3            | 299                  |
| PTO       | 200              | 5           | 10           | 998                  |

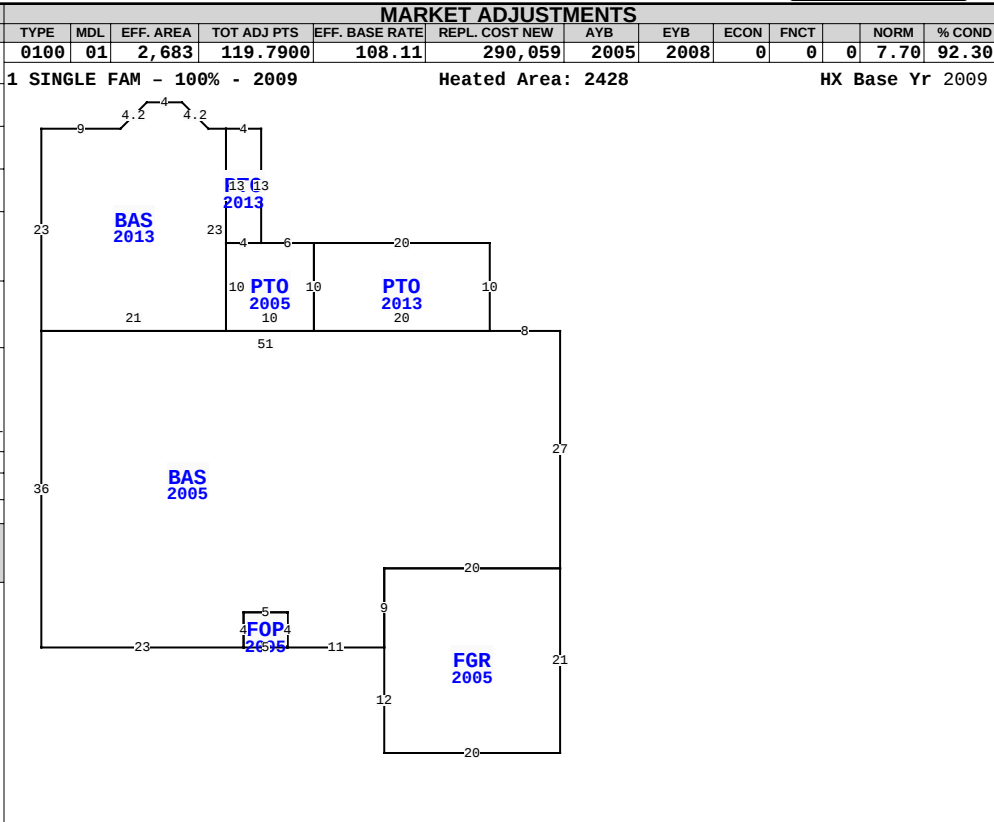
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,220 |  | 2,683 | 267,724 |
|--------|-------|--|-------|---------|

EXTRA FEATURES

| 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2005    | 2005        | 3 | 90     | 3,150           |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 931.00 | SF | 5.20     | 5.20           | 100       | 2005    | 2005        | 3 | 87     | 4,212           |       |
| 4   | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 41.00  | LF | 32.00    | 32.00          | 100       | 2006    | 2006        | 3 | 72     | 945             |       |
| 5   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 225.00 | SF | 6.50     | 6.50           | 100       | 2013    | 2013        | 3 | 95     | 1,389           |       |
| 6   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 160.00 | SF | 6.50     | 6.50           | 100       | 2013    | 2013        | 3 | 95     | 988             |       |

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   | 000100   | C   | SFR                  | 100 |     | OR       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 80,000.00  | 80,000.00      | 80,000     |                             |      |         |      |     |    |        |



|                              |          |           |
|------------------------------|----------|-----------|
| 861139 WORTHINGTON DR, YULEE | BLD DATE | LGL DATE  |
|                              | XF DATE  | LAND DATE |
|                              | INC DATE | AG DATE   |

| TOTAL OB/XF 10,684 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

| VALUATION SUMMARY         |              | STANDARD  |
|---------------------------|--------------|-----------|
| VALUATION BY              | Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE     |              | 281,971   |
| TOTAL MARKET OB/XF VALUE  |              | 10,684    |
| TOTAL LAND VALUE - MARKET |              | 80,000    |
| TOTAL MARKET VALUE        |              | 372,655   |
| SOH/AGL Deduction         |              | 176,609   |
| ASSESSED VALUE            |              | 196,046   |
| TOTAL EXEMPTION VALUE     | HX HB        | 50,000    |
| BASE TAXABLE VALUE        |              | 146,046   |
| TOTAL JUST VALUE          |              | 372,655   |
| NCON VALUE                |              | 0         |
| INCOME VALUE              |              |           |
| PREVIOUS YEAR MKT VALUE   |              | 297,563   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21006280   | ADDITION    | 46,268  | 05/17/2021 |
| B26014     | 527SFHTD    | 27,411  | 05/01/2012 |
| B0413499   | NEW CONSTR  | 140,985 | 08/01/2004 |
| P0408415   | NEW CONSTR  | 0       | 08/01/2004 |
| R046579    | REPAIR/RRF  | 0       | 08/01/2004 |

| SALES DATA                     |           |           |                           |
|--------------------------------|-----------|-----------|---------------------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U V I RSN CD SALE PRICE |
| 2479/0446                      | 6/15/2021 | QC U I    | 11 100                    |
| GRANTOR: ROTH BRENT A & TRICIA |           |           |                           |
| GRANTEE: ROTH BRENT A          |           |           |                           |
| 1561/0073                      | 4/15/2008 | WD U I    | 05 155,000                |
| GRANTOR: JP MORGAN CHASE BANK  |           |           |                           |
| GRANTEE: ROTH BRENT A & TRIC   |           |           |                           |

| BUILDING NOTES                                                                                                                                                                                                                                                           |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
|                                                                                                                                                                                                                                                                          |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                      |  |  |  |
| BAS=[YR=2005] W8 PTO=[YR=2013] N10 W20 PTO=[YR=2005] W6 PTO=[YR=2013] N13 W4 BAS=[YR=2013] W2 U3 L3 W4 D3 L3 W9 S23 E21 N23\$ S13 E4\$ W4 S10 E10 N10\$ S10 E20\$ W51 S36 E23 FOP=[YR=2005] E5 N4 W5 S4 \$ N4 E5 S4 E11 FGR=[YR=2005] S12 E20 N21 W20 S9\$ N9E20 N27\$ . |  |  |  |

**ROTH BRENT A**  
861139 WORTHINGTON DR  
YULEE, FL 32097

2023

[illegible]