



| 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 1            |                   |            |                             |      |         |      |     |    |        |  |
| Exterior Wall                                                                                                                               | 20               | FACE BRICK 100 | 0100                       | 01                   | 2,356              | 104.8600    | 94.64          | 222,972        | 2008           | 2008      | 0       | 0           | 10.50  | 89.50   | VALUATION BY STANDARD  |                   |            |                             |      |         |      |     |    |        |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2002 |                      |                    |             |                |                |                |           |         |             |        |         |                        | Heated Area: 2086 |            |                             |      |         |      |     |    |        |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                            |                      |                    |             |                |                |                |           |         |             |        |         |                        | HX Base Yr 2002   |            |                             |      |         |      |     |    |        |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                            |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                               | 14               | CARPET 80      |                            |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 20   |                            |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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          |                            |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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                                                                                                                                         | 2,086            | 100            | 2,086                      | 176,690              |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FGR                                                                                                                                         | 460              | 55             | 253                        | 21,430               |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                         | 56               | 30             | 17                         | 1,440                |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| TOTALS                                                                                                                                      |                  |                | 2,602                      | 2,356                | 199,560            |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 86100 JENNY LN, 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             |            |                             |      |         |      |     |    |        |  |
| 2                                                                                                                                           | 0500             | FP-PRE FAB     | 0 100                      | 0                    | 0                  | 1.00        | UT             | 3,500.00       | 3,500.00       | 100       | 2008    | 2008        | 3      | 93      | 3,255                  |                   |            |                             |      |         |      |     |    |        |  |
| 3                                                                                                                                           | 0811             | CONCRETE B     | 0 100                      | 25                   | 21                 | 525.00      | SF             | 5.20           | 5.20           | 100       | 2008    | 2008        | 3      | 90      | 2,457                  |                   |            |                             |      |         |      |     |    |        |  |
| 4                                                                                                                                           | 0810             | CONCRETE A     | 0 100                      | 20                   | 4                  | 80.00       | SF             | 6.50           | 6.50           | 100       | 2008    | 2008        | 3      | 90      | 468                    |                   |            |                             |      |         |      |     |    |        |  |
| 5                                                                                                                                           | 0825             | BRICK          | 0 100                      | 3                    | 4                  | 12.00       | SF             | 12.50          | 12.50          | 100       | 2008    | 2008        | 3      | 97      | 146                    |                   |            |                             |      |         |      |     |    |        |  |
| 6                                                                                                                                           | 0940             | SHEDS/PORT     | 0 100                      | 8                    | 9                  | 72.00       | SF             | 30.00          | 30.00          | 100       | 2008    | 2008        | 3      | 40      | 864                    |                   |            |                             |      |         |      |     |    |        |  |
| 7                                                                                                                                           | 1242             | WD DECK A      | 0 100                      | 20                   | 16                 | 320.00      | SF             | 10.00          | 10.00          | 100       | 2008    | 2008        | 3      | 40      | 1,280                  |                   |            |                             |      |         |      |     |    |        |  |
| 8                                                                                                                                           | 0300             | BOAT DCK W     | 0 100                      | 20                   | 16                 | 320.00      | SF             | 40.00          | 40.00          | 100       | 2008    | 2008        | 3      | 56      | 7,168                  |                   |            |                             |      |         |      |     |    |        |  |
| 9                                                                                                                                           | 1076             | TRELLIS A      | 0 100                      | 12                   | 15                 | 180.00      | SF             | 7.50           | 7.50           | 100       | 2010    | 2010        | 3      | 64      | 864                    |                   |            |                             |      |         |      |     |    |        |  |
| 10                                                                                                                                          | 0812             | CONCRETE C     | 0 100                      | 0                    | 0                  | 2,164.00    | SF             | 4.00           | 4.00           | 100       | 2015    | 2015        | 3      | 96      | 8,310                  |                   |            |                             |      |         |      |     |    |        |  |
| 11                                                                                                                                          | 1242             | WD DECK A      | 0 100                      | 0                    | 0                  | 75.00       | SF             | 10.00          | 10.00          | 100       | 2015    | 2015        | 3      | 74      | 555                    |                   |            |                             |      |         |      |     |    |        |  |
| LAND DESCRIPTION                                                                                                                            |                  |                | TOTAL OB/XF 25,367         |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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                  |                    | OR          | 75.00          | 394.00         | 75.00          | FF        |         | 1.00        | 1.00   | 1.00    | 1,000.00               | 1,000.00          | 75,000     |                             |      |         |      |     |    |        |  |
| REVIEW DATE 11/22/2019 BY KKA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS |                  |                |                            |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |