

**BROERING THOMAS & VICTORIA STCLAIR**  
1510 WILLOW BRANCH AVE  
JACKSONVILLE, FL 32205

**00-SB-30-1900-0710-0000**

| BUILDING CHARACTERISTICS |  |           |               |         |       |           |             |                |                | MARKET ADJUSTMENTS |      |      |      |   |      |        |                           |  |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |           |  |  | PAGE 1 of 1 |  | 8 |
|--------------------------|--|-----------|---------------|---------|-------|-----------|-------------|----------------|----------------|--------------------|------|------|------|---|------|--------|---------------------------|--|--|------------------------|--|--|--|--|--|--|-----------|--|--|-------------|--|---|
| ELEMENT                  |  | CD        | CONSTRUCTION  | TYPE    | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB                | EYB  | ECON | FNCT |   | NORM | % COND | VALUATION SUMMARY         |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
| Floor                    |  | POOL      | 2 100         | 1900000 |       | 1,162     |             |                |                | 1986               | 1986 | 100  | 100  | 0 |      |        | VALUATION BY              |  |  |                        |  |  |  |  |  |  | STANDARD  |  |  |             |  |   |
| Recreation               |  | POOL      | POOL 100      | 1       | CONDO | -         | 0%          | -              | 0              |                    |      |      |      |   |      |        | Tax Group: 8              |  |  |                        |  |  |  |  |  |  | Tax Dist: |  |  |             |  |   |
| Location                 |  | INTERIOR  | INTERIOR 100  |         |       |           |             |                |                |                    |      |      |      |   |      |        | BUILDING MARKET VALUE     |  |  |                        |  |  |  |  |  |  | 739,500   |  |  |             |  |   |
| View                     |  | OCEAN     | OCEAN 100     |         |       |           |             |                |                |                    |      |      |      |   |      |        | TOTAL MARKET OB/XF VALUE  |  |  |                        |  |  |  |  |  |  | 0         |  |  |             |  |   |
| Balcony                  |  | FOP/PATIO | FOP/PATIO 100 |         |       |           |             |                |                |                    |      |      |      |   |      |        | TOTAL LAND VALUE - MARKET |  |  |                        |  |  |  |  |  |  | 0         |  |  |             |  |   |
| Parking                  |  | OPEN      | OPEN 100      |         |       |           |             |                |                |                    |      |      |      |   |      |        | TOTAL MARKET VALUE        |  |  |                        |  |  |  |  |  |  | 739,500   |  |  |             |  |   |
| Bedrooms                 |  |           | 2 100         |         |       |           |             |                |                |                    |      |      |      |   |      |        | SOH/AGL Deduction         |  |  |                        |  |  |  |  |  |  | 124,578   |  |  |             |  |   |
| Bathrooms                |  |           | 2.5 100       |         |       |           |             |                |                |                    |      |      |      |   |      |        | ASSESSED VALUE            |  |  |                        |  |  |  |  |  |  | 614,922   |  |  |             |  |   |
| Oth Rooms                |  |           | 2 100         |         |       |           |             |                |                |                    |      |      |      |   |      |        | TOTAL EXEMPTION VALUE     |  |  |                        |  |  |  |  |  |  | 0         |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        | BASE TAXABLE VALUE        |  |  |                        |  |  |  |  |  |  | 614,922   |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        | TOTAL JUST VALUE          |  |  |                        |  |  |  |  |  |  | 739,500   |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        | NCON VALUE                |  |  |                        |  |  |  |  |  |  | 0         |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        | INCOME VALUE              |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        | PREVIOUS YEAR MKT VALUE   |  |  |                        |  |  |  |  |  |  | 747,000   |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |
|                          |  |           |               |         |       |           |             |                |                |                    |      |      |      |   |      |        |                           |  |  |                        |  |  |  |  |  |  |           |  |  |             |  |   |