

**ROBINSON MATTHEW W & MICHALIA VANDERWARKER**  
76205 DEERWOOD DRIVE  
YULEE, FL 32097

**01-1N-24-0000-0002-0230**

| 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   | VALUATION SUMMARY         |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| Exterior Wall                                                                                                                                 |                  | 30          | VINYL 100            |                      | 0800                                                                            | 02       | 1,980 |                | 139.9200    | 104.94             | 207,781        |           | 2022   | 2022            |                   | 0              | 0          | 1.00                        | 99.00    | VALUATION BY              |            |     |     |        | STANDARD     |  |  |  |  |           |  |  |  |  |
| Roof Structur                                                                                                                                 |                  | 03          | GABLE/HIP 100        |                      | 1 M/H 94+ - 0% - 2023                                                           |          |       |                |             |                    |                |           |        |                 | Heated Area: 1980 |                |            |                             |          | HX Base Yr                |            |     |     |        | Tax Group: 6 |  |  |  |  | Tax Dist: |  |  |  |  |
| Roof Cover                                                                                                                                    |                  | 03          | COMP SHNGL 100       |                      | <div>66</div> <div>30</div> <div>BAS<br/>2022</div> <div>30</div> <div>66</div> |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          | BUILDING MARKET VALUE     |            |     |     |        | 205,703      |  |  |  |  |           |  |  |  |  |
| Interior Wall                                                                                                                                 |                  | 05          | DRYWALL 100          |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          | TOTAL MARKET OB/XF VALUE  |            |     |     |        | 0            |  |  |  |  |           |  |  |  |  |
| Interior Floo                                                                                                                                 |                  | 13          | LVT/LAMNT 70         |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          | TOTAL LAND VALUE - MARKET |            |     |     |        | 168,000      |  |  |  |  |           |  |  |  |  |
| Interior Floo                                                                                                                                 |                  | 14          | CARPET 30            |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          | TOTAL MARKET VALUE        |            |     |     |        | 373,703      |  |  |  |  |           |  |  |  |  |
| Air Condition                                                                                                                                 |                  | 03          | CENTRAL 100          |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          | SOH/AGL Deduction         |            |     |     |        | 0            |  |  |  |  |           |  |  |  |  |
| Heating Type                                                                                                                                  |                  | 04          | AIR DUCTED 100       |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          | ASSESSED VALUE            |            |     |     |        | 373,703      |  |  |  |  |           |  |  |  |  |
| Bedrooms                                                                                                                                      |                  |             | 3 100                |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          | TOTAL EXEMPTION VALUE     |            |     |     |        | 0            |  |  |  |  |           |  |  |  |  |
| Bathrooms                                                                                                                                     |                  |             | 2 100                |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          | BASE TAXABLE VALUE        |            |     |     |        | 373,703      |  |  |  |  |           |  |  |  |  |
| Frame                                                                                                                                         |                  | 02          | WOOD FRAME 100       |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          | TOTAL JUST VALUE          |            |     |     |        | 373,703      |  |  |  |  |           |  |  |  |  |
| Stories                                                                                                                                       |                  |             | 0 100                |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          | NCON VALUE                |            |     |     |        | 0            |  |  |  |  |           |  |  |  |  |
| Units                                                                                                                                         |                  | 0           | 0 100                |                      | INCOME VALUE                                                                    |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      | PREVIOUS YEAR MKT VALUE                                                         |          |       |                |             | 346,280            |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| Quality                                                                                                                                       |                  | 05          | Quality Level 05     |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| DOR CODE                                                                                                                                      |                  | 0200        | MOBILE HOME          |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| MAP NUM                                                                                                                                       |                  |             | MKT AREA             |                      | 08                                                                              |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              |                  | 8001.00     |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| BAS                                                                                                                                           | 1,980            | 100         | 1,980                | 205,703              |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| TOTALS                                                                                                                                        |                  |             |                      |                      | 1,980                                                                           |          | 1,980 |                | 205,703     |                    |                |           |        |                 | BLD DATE          |                |            |                             | LGL DATE |                           | 05/22/2023 |     | MLU |        |              |  |  |  |  |           |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |             |                      |                      | 44526 SANDY FORD RD, CALLAHAN                                                   |          |       |                |             | XF DATE            |                |           |        | LAND DATE       |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| 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             |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |             |                      |                      |                                                                                 |          |       |                |             | TOTAL OB/XF        |                |           |        |                 |                   |                |            |                             |          | 0                         |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP                  | R D                                                                             | LOC ZONE | FRONT | DEPTH          | TOT LND UTS | UNIT TYPE          | D T            | DPTH FACT | % COND | TOT ADJ         | UNIT PRICE        | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR     | DENSITY                   | DECL       | FRZ | YR  | CONSRV |              |  |  |  |  |           |  |  |  |  |
| 1                                                                                                                                             | 000115           | C           | SFR ACRES            | 0                    |                                                                                 | OR       | 0.00  | 0.00           | 14.00       | AC                 |                | 1.00      | 1.00   | 0.80            | 15,000.00         | 12,000.00      | 168,000    |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |
| REVIEW DATE 10/05/2022 BY WW Total Acres: 14.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 08/06/2024 BY SYS |                  |             |                      |                      |                                                                                 |          |       |                |             |                    |                |           |        |                 |                   |                |            |                             |          |                           |            |     |     |        |              |  |  |  |  |           |  |  |  |  |