

IN OR 2127/1741  
PAR 3-5 SEC 9-2N-27 &  
PAR 2-4 SEC 16-2N-27

ZARCZYNSKI KRISTAL L  
75452 CLYDE HIGGINBOTHAM  
YULEE, FL 32097

2024

09-2N-27-0000-0003-0050



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4053.00 |                  |

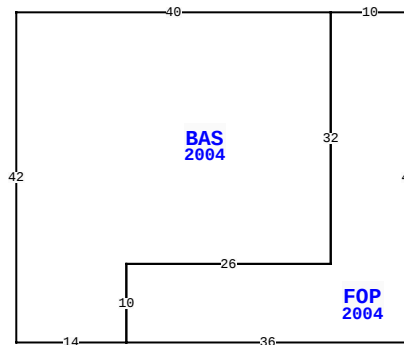
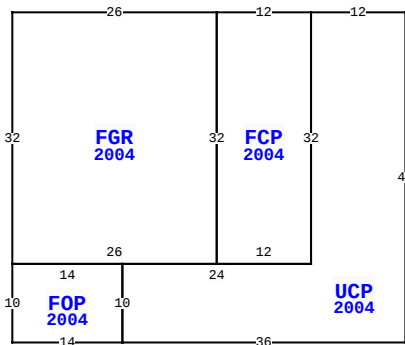
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,420            | 100         | 1,420        | 142,228              |
| FCP       | 384              | 25          | 96           | 9,616                |
| FGR       | 832              | 55          | 458          | 45,873               |
| FOP       | 140              | 30          | 42           | 4,207                |
| FOP       | 680              | 30          | 204          | 20,432               |
| UCP       | 744              | 20          | 149          | 14,924               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,200 |  | 2,369 | 237,281 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 1242       | WD DECK A   | 0 100   | 0  | 0  | 132.00 | SF | 10.00 | 10.00          | 100       | 2004    |
| 2              | 0810       | CONCRETE A  | 0 100   | 32 | 14 | 448.00 | SF | 6.50  | 6.50           | 100       | 2004    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000116   | C   | SFR MARSH            | 100 |     | OR       | 98.00 | 463.00 | 1.08        | AC        | 1.00 |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                                                         | 01  | 2,369     | 116.1741    | 110.37         | 261,467        | 2004 | 2004 | 0    | 0    | 9.25 | 90.75  |
| 1 SINGLE FAM - 100% - 2018 Heated Area: 1420 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |      |        |



| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 237,281   |               |
| TOTAL MARKET OB/XF VALUE  |  | 2,736     |               |
| TOTAL LAND VALUE - MARKET |  | 108,000   |               |
| TOTAL MARKET VALUE        |  | 348,017   |               |
| SOH/AGL Deduction         |  | 130,304   |               |
| ASSESSED VALUE            |  | 217,713   |               |
| TOTAL EXEMPTION VALUE     |  | 50,000    |               |
| BASE TAXABLE VALUE        |  | 167,713   |               |
| TOTAL JUST VALUE          |  | 348,017   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 338,098   |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0310839   | NEW CONSTR  | 110,000 | 03/01/2003 |

| SALES DATA                     |           |           |     |     |                    |
|--------------------------------|-----------|-----------|-----|-----|--------------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD             |
| 2127/1741                      | 6/20/2017 | SW        | U   | I   | 12                 |
|                                |           |           |     |     | SALE PRICE 170,000 |
| GRANTOR: FEDERAL NATIONAL MORT |           |           |     |     |                    |
| GRANTEE: ZARCZYNSKI KRISTAL    |           |           |     |     |                    |
| 2095/1687                      | 1/23/2017 | CT        | U   | I   | 18                 |
| GRANTOR: CLERK OF COURT        |           |           |     |     |                    |
| GRANTEE: FEDERAL NATIONAL MO   |           |           |     |     |                    |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UCP=[YR=2004] W12 FCP=[YR=2004] W12 FGR=[YR=2004] W26 S32 FOP=[YR=2004] S10 E14 N10 W14 \$ E26 N32 \$ S32 E12 N32 \$ S32 W24 S10 E36 N42 \$ PTR= E15 BAS=[YR=2004] E40 FOP=[YR=2004] E10 S42 W36 N10 E26 N32 \$ S32 W26 S10 W14 N42 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|------|
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