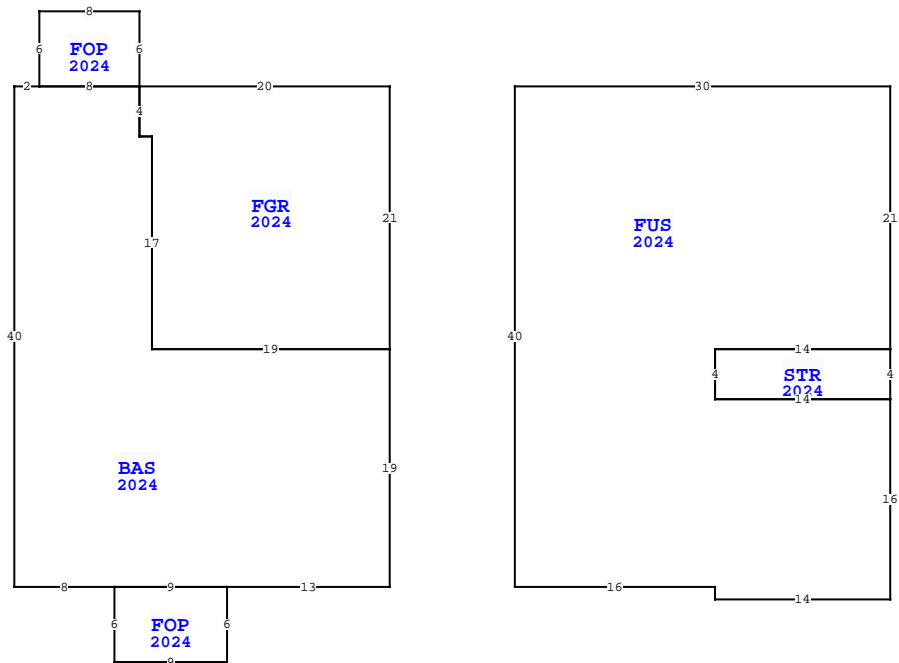


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 60 |
| Interior Floo | 11 | CLAY TILE | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 2. | 2.100 | |
| Units | | 0 | 100 |
| Quality | 03 | Quality Level | 03 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5020.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 797 | 100 | 797 |
| FGR | 403 | 55 | 222 |
| FOP | 48 | 30 | 14 |
| FOP | 54 | 30 | 16 |
| FUS | 1,158 | 100 | 1,158 |
| STR | 56 | 10 | 6 |
| TOTALS | 2,516 | | 2,213 |
| | | | 239,402 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | - 0% | - 2024 | | | | | | | | |
| | | | | Heated Area: | 1955 | | | HX Base Yr | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 239,402 |
| TOTAL MARKET OB/XF VALUE | | | 5,104 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 309,506 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 309,506 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 309,506 |
| TOTAL JUST VALUE | | | 309,506 |
| NCON VALUE | | | 244,506 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22004777 | CO ISSUED | 0 | 03/01/2023 |
| B2208589 | NEW CONSTR | 310,633 | 06/03/2022 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----------|--------|------------|--|
| OFF RECORD Number | DATE | TYPE INST | Q / V / I | RSN CD | SALE PRICE | |
| 2630/0983 | 3/31/2023 | WD Q | I | 01 | 320,000 | |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: GAGLIARDI DONNA MAR | | | | | | |
| 2563/1043 | 5/11/2022 | SW Q | V | 05 | 921,700 | |
| GRANTOR: HDP TRIBUTARY LLC | | | | | | |
| GRANTEE: DREAM FINERS HOMES | | | | | | |

| 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 1,276.00 | SF | 4.00 | 4.00 | 100 | 2024 | 2023 | | 100 | 5,104 | |

75458 BERRYHILL ALY, YULEE

| | |
|----------|-----------|
| BLD DATE | LGL DATE |
| XF DATE | LAND DATE |
| INC DATE | AG DATE |

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

| BUILDING DIMENSIONS | |
|--|--|
| FUS=[YR=2024;ORIG=70,0] W30 S40 E16 S1 E14 N16 W14 N4 E14 N21 \$ | |
| BAS=[YR=2024;ORIG=10,0] W8 W2 S40 E8 E9 E13 N19 W19 N17 W1 N4 \$ | |
| FGR=[YR=2024;ORIG=30,0] W20 S4 E1 S17 E19 N21 \$ | |
| STR=[YR=2024;ORIG=70,21] W14 S4 E14 N4 \$ | |
| FOP=[YR=2024;ORIG=17,40] W9 S6 E9 N6 \$ | |
| FOP=[YR=2024;ORIG=2,0] E8 N6 W8 S6 \$ | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0 | | PUD | 40.00 | 130.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |