

**JONES JOHN LESLIE & KATHLEEN THOMAS**  
75741 EGRET LANDING CT  
YULEE, FL 32097

# 2024



| 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            |  | 31               |  | HARDIE BRD 100   |  | 0100         |  | 01                       |  | 1,961              |  | 106.8200    |  | 101.48         |  | 199,002           |  | 2023      |  | 2023                   |  | 0           |  | 0    |  | 0.00   |  | 100.00          |  | VALUATION BY              |  |  |  |  | STANDARD     |  |  |  |  |  |  |
| Roof Structure           |  | 03               |  | GABLE/HIP 100    |  | 1            |  | SINGLE FAM - 100% - 2024 |  |                    |  |             |  |                |  | Heated Area: 1711 |  |           |  |                        |  |             |  |      |  |        |  | HX Base Yr 2024 |  | Tax Group: 4              |  |  |  |  | Tax Dist:    |  |  |  |  |  |  |
| Roof Cover               |  | 03               |  | COMP SHNGL 100   |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | BUILDING MARKET VALUE     |  |  |  |  | 199,002      |  |  |  |  |  |  |
| Interior Wall            |  | 05               |  | DRYWALL 100      |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  | 3,910        |  |  |  |  |  |  |
| Interior Floor           |  | 14               |  | CARPET 60        |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | TOTAL LAND VALUE - MARKET |  |  |  |  | 55,000       |  |  |  |  |  |  |
| Interior Floor           |  | 08               |  | SHT VINYL 40     |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | TOTAL MARKET VALUE        |  |  |  |  | 257,912      |  |  |  |  |  |  |
| Air Condition            |  | 03               |  | CENTRAL 100      |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | SOH/AGL Deduction         |  |  |  |  | 100,844      |  |  |  |  |  |  |
| Heating Type             |  | 04               |  | AIR DUCTED 100   |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | ASSESSED VALUE            |  |  |  |  | 157,068      |  |  |  |  |  |  |
| Bedrooms                 |  |                  |  | 3 100            |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 50,000 |  |  |  |  |  |  |
| Bathrooms                |  |                  |  | 2 100            |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | BASE TAXABLE VALUE        |  |  |  |  | 107,068      |  |  |  |  |  |  |
| Frame                    |  | 02               |  | WOOD FRAME 100   |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | TOTAL JUST VALUE          |  |  |  |  | 257,912      |  |  |  |  |  |  |
| Stories                  |  | 1.               |  | 1. 100           |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | NCON VALUE                |  |  |  |  | 202,912      |  |  |  |  |  |  |
| Units                    |  | 00               |  | NONE 100         |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | INCOME VALUE              |  |  |  |  |              |  |  |  |  |  |  |
| Occupancy                |  | 00               |  | NONE 100         |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  | 55,000       |  |  |  |  |  |  |
| Quality                  |  | 03               |  | Quality Level 03 |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
| DOR CODE                 |  | 0100             |  | SINGLE FAMILY    |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
| MAP NUM                  |  |                  |  | MKT AREA         |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |  |                  |  | 5009.00          |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
| AREA TYPE                |  | TOTAL GROSS AREA |  | PCT OF BASE      |  | TOT ADJ AREA |  | SUBAREA MARKET VALUE     |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
| BAS                      |  | 1,711            |  | 100              |  | 1,711        |  | 173,632                  |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
| FGR                      |  | 420              |  | 55               |  | 231          |  | 23,442                   |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
| FOP                      |  | 49               |  | 30               |  | 15           |  | 1,522                    |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
| PTO                      |  | 70               |  | 5                |  | 4            |  | 406                      |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
| TOTALS                   |  | 2,250            |  |                  |  | 1,961        |  | 199,002                  |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
| 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                        |  | 0811             |  | CONCRETE B       |  | 0 100        |  | 0 0                      |  | 752.00             |  | SF          |  | 5.20           |  | 5.20              |  | 100       |  | 2024                   |  | 2023        |  |      |  | 100    |  | 3,910           |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
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|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |              |  |                          |  |                    |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                           |  |  |  |  |              |  |  |  |  |  |  |