



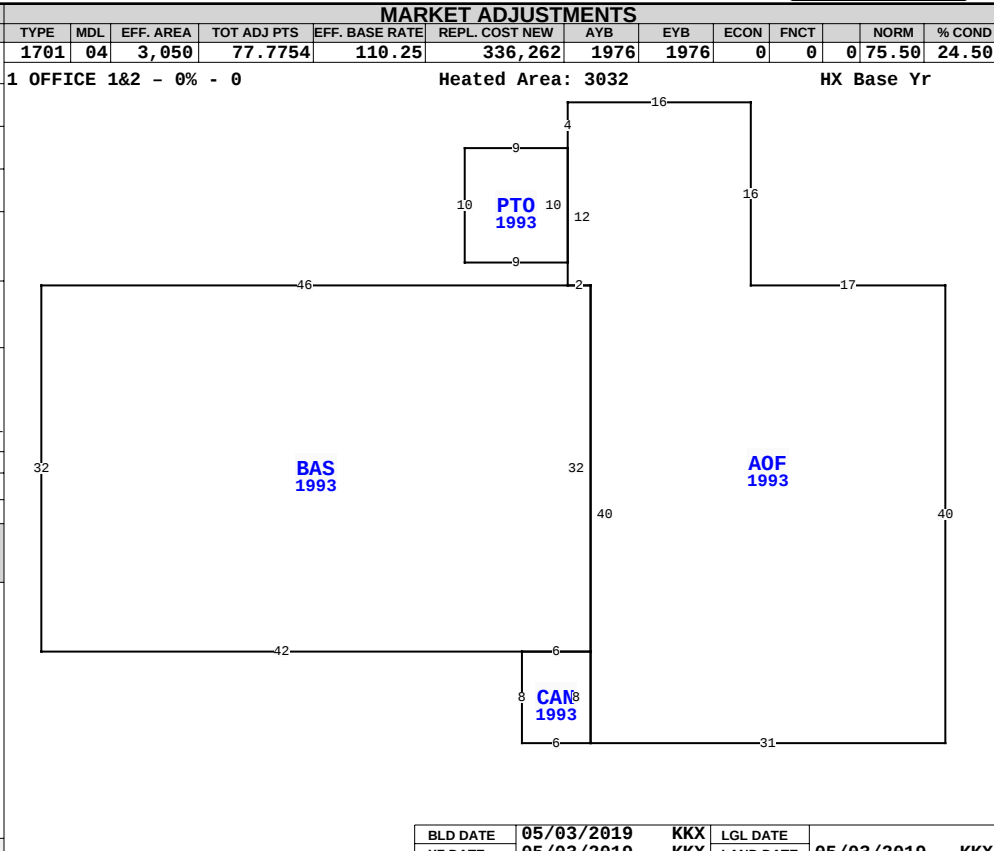
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 60   |
| Exterior Wall            | 17 | CB STUCCO 40   |
| Roof Structure           | 04 | WOOD TRUSS 100 |
| Roof Cover               | 04 | BUILT-UP 100   |
| Interior Wall            | 01 | MINIMUM 100    |
| Interior Floor           | 03 | CONC FINSH 100 |
| Ceiling                  | 02 | F.NOT SUS 100  |
| Air Condition            | 01 | NONE 100       |
| Heating Type             | 01 | NONE 100       |
| Fixtures                 | 01 | 4 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Story Height             |    | 18 100         |
| RMS                      |    | 7 100          |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 8600    | COUNTY           |
| MAP NUM          |         | MKT AREA 03      |
| NEIGHBORHOOD/LOC | 3016.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| AOF       | 1,496            | 100         | 1,496        | 40,409               |
| BAS       | 1,536            | 100         | 1,536        | 41,489               |
| CAN       | 48               | 30          | 14           | 378                  |
| PTO       | 90               | 5           | 4            | 108                  |
| TOTALS    | 3,170            |             | 3,050        | 82,384               |

| 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   | 0803       | ASPHALT C   | 0       | 0 | 0  | 13,826.00 | SF | 2.00     | 2.00           | 100       | 1976    | 1976        | 3 | 50     | 13,826          |       |
| 2   | 0810       | CONCRETE A  | 0       | 0 | 0  | 230.00    | SF | 6.50     | 6.50           | 100       | 1976    | 1976        | 3 | 27     | 404             |       |
| 3   | 0810       | CONCRETE A  | 0       | 0 | 15 | 150.00    | SF | 6.50     | 6.50           | 100       | 1976    | 1976        | 3 | 27     | 263             |       |
| 4   | 0810       | CONCRETE A  | 0       | 0 | 10 | 140.00    | SF | 6.50     | 6.50           | 100       | 1976    | 1976        | 3 | 27     | 246             |       |
| 5   | 0972       | ST LGHT UN  | 0       | 0 | 0  | 8.00      | UT | 2,530.00 | 2,530.00       | 100       | 1980    | 1980        | 3 | 20     | 4,048           |       |
| 6   | 1130       | REINFR 6    | 0       | 0 | 0  | 210.00    | SF | 5.75     | 5.75           | 100       | 1980    | 1980        | 3 | 73.5   | 888             |       |
| 7   | 0430       | CL FNC 6B   | 0       | 0 | 0  | 3,871.00  | LF | 9.70     | 9.70           | 100       | 1976    | 1976        | 3 | 20     | 7,510           |       |
| 8   | 0811       | CONCRETE B  | 0       | 0 | 0  | 550.00    | SF | 5.20     | 5.20           | 100       | 1999    | 1999        | 3 | 77     | 2,202           |       |
| 9   | 0431       | CL FNC 8B   | 0       | 0 | 0  | 307.00    | LF | 12.50    | 12.50          | 100       | 1999    | 1999        | 3 | 48     | 1,842           |       |
| 10  | 0463       | FENCE GATE  | 0       | 0 | 0  | 2.00      | UT | 300.00   | 300.00         | 100       | 1999    | 1999        | 3 | 48     | 288             |       |

| LAND DESCRIPTION |          |     |                      |     |      |
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| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | F D  |
| 1                | 008600   | C   | COUNTY               | 0   | 0006 |
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|----------|------------|-----|-----------|------------|
| BLD DATE | 05/03/2019 | KKX | LGL DATE  |            |
| XF DATE  | 05/03/2019 | KKX | LAND DATE | 05/03/2019 |
| INC DATE |            |     | AG DATE   |            |

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 6 | 8         |
|---------------------------|--------------|-------------|-----------|
| VALUATION SUMMARY         |              | STANDARD    |           |
| VALUATION BY              | Tax Group: 8 | Tax Dist:   |           |
| BUILDING MARKET VALUE     |              |             | 171,457   |
| TOTAL MARKET OB/XF VALUE  |              |             | 50,708    |
| TOTAL LAND VALUE - MARKET |              |             | 7,105,000 |
| TOTAL MARKET VALUE        |              |             | 7,327,165 |
| SOH/AGL Deduction         |              |             | 6,385,554 |
| ASSESSED VALUE            |              |             | 941,611   |
| TOTAL EXEMPTION VALUE     | 03           |             | 941,611   |
| BASE TAXABLE VALUE        |              |             | 0         |
| TOTAL JUST VALUE          |              |             | 7,327,165 |
| NCON VALUE                |              |             | 0         |
| INCOME VALUE              |              |             |           |
| PREVIOUS YEAR MKT VALUE   |              |             | 7,337,176 |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 18006200   | XFOB        | 13,500 | 08/27/2018 |
| E175964    | ANTENNAS    | 20,000 | 03/01/2017 |
| B1633052   | FOUNDATION  | 36,950 | 09/01/2016 |
| E25699     | NEW CONSTR  | 0      | 12/01/2012 |
| E25699     | NEW CONSTR  | 0      | 12/01/2012 |
| B26463     | ADDITION    | 30,000 | 09/03/2012 |

| SALES DATA                   |            |           |     |     |            |
|------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 0506/0391                    | 12/22/1986 | MS        | U   | V   |            |
| GRANTOR: SENIOR CORP         |            |           |     |     | SALE PRICE |
| GRANTEE: SOUTHERN STATE UTLT |            |           |     |     | 392,600    |

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

| BUILDING DIMENSIONS                                                                                                                                    |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| AOF=[YR=1993] W17 N16 W16 S4 PTO=[YR=1993] W9 S10 E9 N10 \$ S12 BAS=[YR=1993] W46 S32 E42 CAN=[YR=1993] S8 E6 N8 W6 \$E6 N32 W2 \$ E2 S40 E31 N40 \$ . |  |  |  |  |  |

**NASSAU COUNTY**  
96135 NASSAU PLACE STE 1  
YULEE, FL 32097

**14-2N-28-0000-0009-0010**

[illegible]

**NASSAU COUNTY**  
96135 NASSAU PLACE STE 1  
YULEE, FL 32097

# 2024

**14-2N-28-0000-0009-0010**

| BUILDING CHARACTERISTICS |                  |             |                  |                      |       |       |                |       |                  | MARKET ADJUSTMENTS                 |            |             |      |        |                 |       |      |   |  | NASSAU COUNTY PROPERTY                                                                         |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|------------------|----------------------|-------|-------|----------------|-------|------------------|------------------------------------|------------|-------------|------|--------|-----------------|-------|------|---|--|------------------------------------------------------------------------------------------------|--|-------|--|-------|---------------------------|--------------|-----------|----------|--|----------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |             |                  |                      |       |       |                |       |                  | VALUATION SUMMARY                  |            |             |      |        |                 |       |      |   |  | PAGE 3 of 6                                                                                    |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 15          | CONC BLOCK 100   |                      | 8600  |       | 04             | 192   |                  | 56.6370                            |            | 13.59       |      | 2,609  |                 | 1976  | 1976 | 0 |  | 0                                                                                              |  | 50.00 |  | 50.00 |                           | VALUATION BY |           | STANDARD |  |                |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 01          | FLAT 100         |                      | 3     |       | BARNs - 0% - 0 |       | Heated Area: 192 |                                    | HX Base Yr |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | Tax Group: 8              |              | Tax Dist: |          |  |                |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 01          | MINIMUM 100      |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | BUILDING MARKET VALUE     |              | 171,457   |          |  |                |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 01          | MINIMUM 100      |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | TOTAL MARKET OB/XF VALUE  |              | 50,708    |          |  |                |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 03          | CONC FINSH 100   |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | TOTAL LAND VALUE - MARKET |              | 7,105,000 |          |  |                |  |  |  |  |  |  |  |  |  |
| Ceiling                  |                  | 02          | F.NOT SUS 100    |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | TOTAL MARKET VALUE        |              | 7,327,165 |          |  |                |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 01          | NONE 100         |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | SOH/AGL Deduction         |              | 6,385,554 |          |  |                |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 01          | NONE 100         |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | ASSESSED VALUE            |              | 941,611   |          |  |                |  |  |  |  |  |  |  |  |  |
| Fixtures                 |                  |             | 0 100            |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | TOTAL EXEMPTION VALUE     |              | 03        | 941,611  |  |                |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 03          | MASONRY 100      |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | BASE TAXABLE VALUE        |              | 0         |          |  |                |  |  |  |  |  |  |  |  |  |
| Story Height             |                  |             | 9 100            |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | TOTAL JUST VALUE          |              | 7,327,165 |          |  |                |  |  |  |  |  |  |  |  |  |
| RMS                      |                  |             | 1 100            |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | NCON VALUE                |              | 0         |          |  |                |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100           |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | INCOME VALUE              |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100            |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       | PREVIOUS YEAR MKT VALUE   |              | 7,337,176 |          |  |                |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100         |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 03          | Quality Level 03 |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 8600        | COUNTY           |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA         |                      |       |       | 03             |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 3016.00     |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA     | SUBAREA MARKET VALUE |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| BAS                      | 192              | 100         | 192              | 1,305                |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 192         |                  | 192                  | 1,304 |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                  |                      |       |       |                |       |                  | 5390 FIRST COAST, FERNANDINA BEACH |            |             |      |        |                 |       |      |   |  | BLD DATE 05/03/2019 KKK<br>XF DATE 05/03/2019 KKK<br>INC DATE LGL DATE<br>LAND DATE<br>AG DATE |  |       |  |       |                           |              |           |          |  | 05/03/2019 KKK |  |  |  |  |  |  |  |  |  |
| 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 |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| 21                       | 0978             | SECURTY LT  | 0                | 0                    | 0     | 0     | 3.00           | UT    | 450.00           | 450.00                             | 100        | 2013        | 2013 | 3      | 85              | 1,148 |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| 22                       | 0418             | EXHST FAN   | 0                | 0                    | 0     | 0     | 1.00           | UT    | 400.00           | 400.00                             | 100        | 2013        | 2013 | 3      | 60              | 240   |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| 23                       | 6001             | ROLLUP DR   | 0                | 0                    | 0     | 0     | 3.00           | UT    | 400.00           | 400.00                             | 100        | 2013        | 2013 | 3      | 60              | 720   |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
| 24                       | 0351             | CARPORT MT  | 0                | 0                    | 40    | 25    | 1,000.00       | SF    | 10.00            | 10.00                              | 100        | 2018        | 2018 | 3      | 82              | 8,200 |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |       |       |                |       |                  |                                    |            |             |      |        |                 |       |      |   |  |                                                                                                |  |       |  |       |                           |              |           |          |  |                |  |  |  |  |  |  |  |  |  |

**NASSAU COUNTY**  
96135 NASSAU PLACE STE 1  
YULEE, FL 32097

14-2N-28-0000-0009-0010

[illegible]



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 15               | CONC BLOCK 100   |              |                      |
| Roof Structur            | 12               | REINFO/CON 100   |              |                      |
| Roof Cover               | 07               | CONC TILE 100    |              |                      |
| Interior Wall            | 01               | MINIMUM 100      |              |                      |
| Interior Floo            | 03               | CONC FINSH 100   |              |                      |
| Ceiling                  | 02               | F.NOT SUS 100    |              |                      |
| Air Condition            | 01               | NONE 100         |              |                      |
| Heating Type             | 01               | NONE 100         |              |                      |
| Fixtures                 |                  | 0 100            |              |                      |
| Frame                    | 03               | MASONRY 100      |              |                      |
| Story Height             |                  | 12 100           |              |                      |
| RMS                      |                  | 1 100            |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 8600             | COUNTY           |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 03                   |
| NEIGHBORHOOD/LOC         | 3016.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 858              | 100              | 858          | 7,353                |
|                          |                  |                  |              |                      |
| TOTALS                   | 858              |                  | 858          | 7,353                |

| MARKET ADJUSTMENTS                                                                                |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 8600                                                                                              | 04  | 858       | 71.4000     | 17.14          | 14,706         | 1976 | 1976 | 0    | 0    | 0 | 50.00 | 50.00  |  |
| 5 BARNs - 0% - 0                                                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| Heated Area: 858                                                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| HX Base Yr                                                                                        |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div><div><div>22</div><div>39</div><div>22</div><div>39</div></div><div>BAS<br/>1993</div></div> |     |           |             |                |                |      |      |      |      |   |       |        |  |

|          |            |     |           |            |
|----------|------------|-----|-----------|------------|
| BLD DATE | 05/03/2019 | KKX | LGL DATE  |            |
| XF DATE  | 05/03/2019 | KKX | LAND DATE | 05/03/2019 |

**NASSAU COUNTY**  
96135 NASSAU PLACE STE 1  
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