



| 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  | PAGE 1 of 1 6          |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 30               | VINYL 100      | 0800                                                                            | 02                   | 1,216              | 159.6400    | 119.73         | 145,592        | 2002        | 2002           | 0         | 0        | 0           | 50.00   | 50.00                  | VALUATION SUMMARY         |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 M/H 94+ - 100% - 2018                                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 1216         |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 12               | MODULAR MT 100 |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        | HX Base Yr 2018           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    | <div>16</div> <div>76</div> <div>16</div> <div>76</div> <div>BAS<br/>2016</div> |                      |                    |             |                |                |             |                |           |          |             |         |                        | VALUATION BY              |            |                             |      |         |           |     |            |        |     | STANDARD     |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 70      |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        | Tax Group: 6              |            |                             |      |         |           |     |            |        |     | Tax Dist:    |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 30   |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        | BUILDING MARKET VALUE     |            |                             |      |         |           |     |            |        |     | 72,796       |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        | TOTAL MARKET OB/XF VALUE  |            |                             |      |         |           |     |            |        |     | 29,699       |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        | TOTAL LAND VALUE - MARKET |            |                             |      |         |           |     |            |        |     | 90,800       |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 3 100          |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        | TOTAL MARKET VALUE        |            |                             |      |         |           |     |            |        |     | 193,295      |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100          |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        | SOH/AGL Deduction         |            |                             |      |         |           |     |            |        |     | 82,866       |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        | ASSESSED VALUE            |            |                             |      |         |           |     |            |        |     | 110,429      |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 0                | 0 100          |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        | TOTAL EXEMPTION VALUE     |            |                             |      |         |           |     |            |        |     | HX HB 50,000 |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       |                  | 0 100          |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        | BASE TAXABLE VALUE        |            |                             |      |         |           |     |            |        |     | 60,429       |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | TOTAL JUST VALUE                                                                |                      |                    |             |                |                |             |                |           |          | 193,295     |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | NCON VALUE                                                                      |                      |                    |             |                |                |             |                |           |          | 12,000      |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | INCOME VALUE                                                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | PREVIOUS YEAR MKT VALUE                                                         |                      |                    |             |                |                |             |                |           |          | 175,879     |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                     |                  |                | 06                                                                              | Quality Level 06     |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |                | 0200MOBILE HOME                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |                |                                                                                 |                      |                    |             |                |                |             |                |           |          | MKT AREA 09 |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |                | 9001.00                                                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                                                                    | SUBAREA MARKET VALUE |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                         | 1,216            | 100            | 1,216                                                                           | 72,796               |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,216                                                                           |                      |                    | 1,216       |                |                | 72,796      |                |           |          |             |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 2316 CANAL RD, BRYCEVILLE                                                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           | BLD DATE   |                             |      |         | LGL DATE  |     | 06/16/2023 |        | MLU |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           | XF DATE    |                             |      |         | LAND DATE |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           | INC DATE   |                             |      |         | AG DATE   |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | OB/XF CODE       | DESCRIPTION    | BLD                                                                             | CAP                  | L                  | W           | UNITS          | UT             | Adj R       | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q       | % COND                 | OB/XF MKT VALUE           | NOTES      |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 0510             | GARAGE WD-     | 0                                                                               | 100                  | 51                 | 34          | 1,734.00       | SF             | 35.00       | 35.00          | 100       | 1985     | 1985        | 3       | 20                     | 12,138                    |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0810             | CONCRETE A     | 0                                                                               | 100                  | 0                  | 0           | 309.00         | SF             | 6.50        | 6.50           | 100       | 2004     | 2004        | 3       | 84                     | 1,687                     |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0752             | USP            | 0                                                                               | 100                  | 20                 | 8           | 160.00         | SF             | 15.00       | 15.00          | 100       | 2004     | 2004        | 3       | 36                     | 864                       |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                           | 0500             | FP-PRE FAB     | 0                                                                               | 100                  | 0                  | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 2002     | 2002        | 3       | 86                     | 3,010                     |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                           | 0936             | SEPTC TANK     | 0                                                                               | 100                  | 0                  | 0           | 1.00           | UT             | 6,000.00    | 6,000.00       | 100       | 2024     | 2002        |         | 100                    | 6,000                     |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                           | 0937             | WELL           | 0                                                                               | 100                  | 0                  | 0           | 1.00           | UT             | 6,000.00    | 6,000.00       | 100       | 2024     | 2002        |         | 100                    | 6,000                     |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                | TOTAL OB/XF                                                                     |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           | 29,699     |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 000115           | C              | SFR ACRES                                                                       | 100                  |                    | OR          | 0.00           | 0.00           | 4.54        | AC             |           | 1.00     | 1.00        | 0.80    | 25,000.00              | 20,000.00                 | 90,800     |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 02/29/2024 BY WWA Total Acres: 4.54 Total Land Value: 90,800 Market: 0 Agricultural: 0 Common: 90,800 PRINTED 08/06/2024 BY SYS |                  |                |                                                                                 |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |           |     |            |        |     |              |  |  |  |  |  |  |  |  |  |