

LOT 1  
EX R/W 865/1637  
OAK MANOR PB 5/254

EQUITY TRUST COMPANY FBO/CARPENTER SARA A IRA ET A  
75153 EDWARDS RD  
YULEE, FL 32097

2024

30-2N-25-8000-0001-0000



| 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   |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 | VALUATION BY              |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 | Tax Group: 1              |                |               |                             |      |           |      |     |    |        | Tax Dist:       |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 | BUILDING MARKET VALUE     |                |               |                             |      |           |      |     |    |        | 0               |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 | TOTAL MARKET OB/XF VALUE  |                |               |                             |      |           |      |     |    |        | 0               |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 | TOTAL LAND VALUE - MARKET |                |               |                             |      |           |      |     |    |        | 20,000          |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 | TOTAL MARKET VALUE        |                |               |                             |      |           |      |     |    |        | 20,000          |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 | SOH/AGL Deduction         |                |               |                             |      |           |      |     |    |        | 0               |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 | ASSESSED VALUE            |                |               |                             |      |           |      |     |    |        | 20,000          |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 | TOTAL EXEMPTION VALUE     |                |               |                             |      |           |      |     |    |        | 0               |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 | BASE TAXABLE VALUE        |                |               |                             |      |           |      |     |    |        | 20,000          |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
| DOR CODE                 |                  |              |                      |                      | 0000               |          |           |                |                | VACANT            |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
| MAP NUM                  |                  |              |                      |                      |                    |          |           |                |                | MKT AREA          |             |           |        |                 | 07                        |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |              |                      |                      | 7001.00            |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
| TOTALS                   |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
| EXTRA FEATURES           |                  |              |                      |                      | RIVER RD, CALLAHAN |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
| 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                     |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
| LAND DESCRIPTION         |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                | TOTAL OB/XF 0 |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
| L N                      | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP                  | R D                | LOC ZONE | FRONT     | DEPTH          | TOT LND UTS    | UNIT TYPE         | D T         | DPHT FACT | % COND | TOT ADJ         | UNIT PRICE                | ADJ UNIT PRICE | LAND VALUE    | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY   | DECL | FRZ | YR | CONSRV |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
| 1                        | 000000           | C            | VAC RES              | 0                    |                    | RL       | 0.00      | 0.00           | 1.00           | LT                |             | 1.00      | 1.00   | 1.00            | 20,000.00                 | 20,000.00      | 20,000        |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                    |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                |  |  |  |  |                           |  |  |  |  |
| REVIEW DATE 01/14/2021   |                  |              |                      |                      | BY KWA             |          |           |                |                | Total Acres: 0.00 |             |           |        |                 | Total Land Value: 20,000  |                |               |                             |      | Market: 0 |      |     |    |        | Agricultural: 0 |  |  |  |  | Common: 20,000 |  |  |  |  | PRINTED 08/06/2024 BY SYS |  |  |  |  |