

| 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           | % COND     | VALUATION SUMMARY           |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| Exterior Wall            |                  | 08          | WD ON PLY 100        |                      |                                |          | 0100                     | 01       | 2,119           | 78.7920            | 74.85               | 158,607        | 1945           | 1980    |                           | 0              | 0          | 29.00                       | 71.00             | VALUATION BY           |            |     |                           | STANDARD |  |  |              |  |  |  |           |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |                      |                                |          | 1 SINGLE FAM - 100% - 0  |          |                 |                    |                     |                |                |         |                           |                |            |                             | Heated Area: 2036 |                        |            |     | HX Base Yr                |          |  |  | Tax Group: 4 |  |  |  | Tax Dist: |  |  |  |
| Roof Cover               |                  | 02          | COMP SHNGL 100       |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | BUILDING MARKET VALUE     |          |  |  | 122,217      |  |  |  |           |  |  |  |
| Interior Wall            |                  | 02          | WALL BD/WD 80        |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | TOTAL MARKET OB/XF VALUE  |          |  |  | 6,382        |  |  |  |           |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 20           |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | TOTAL LAND VALUE - MARKET |          |  |  | 301,000      |  |  |  |           |  |  |  |
| Interior Floo            |                  | 09          | PINE WOOD 80         |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | TOTAL MARKET VALUE        |          |  |  | 172,674      |  |  |  |           |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 20         |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | SOH/AGL Deduction         |          |  |  | 86,650       |  |  |  |           |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | ASSESSED VALUE            |          |  |  | 86,024       |  |  |  |           |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | TOTAL EXEMPTION VALUE     |          |  |  | HX HB 50,000 |  |  |  |           |  |  |  |
| Bedrooms                 |                  |             | 3 100                |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | BASE TAXABLE VALUE        |          |  |  | 36,024       |  |  |  |           |  |  |  |
| Bathrooms                |                  |             | 1.5 100              |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | TOTAL JUST VALUE          |          |  |  | 429,599      |  |  |  |           |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | NCON VALUE                |          |  |  | 0            |  |  |  |           |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | INCOME VALUE              |          |  |  |              |  |  |  |           |  |  |  |
| Units                    |                  |             | 0 100                |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     | PREVIOUS YEAR MKT VALUE   |          |  |  | 424,768      |  |  |  |           |  |  |  |
| BUD8 Adjustme            |                  | 04          | DIST 01 100          |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| Quality                  |                  | 03          | Quality Level 03     |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| DOR CODE                 |                  | 5000        | IMPROVED AG          |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                      | 05                             |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 5001.00     |                      |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| BAS                      | 1,916            | 100         | 1,916                | 101,823              |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| BAS                      | 120              | 100         | 120                  | 6,377                |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| FOP                      | 260              | 30          | 78                   | 4,145                |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| FOP                      | 16               | 30          | 5                    | 266                  |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| TOTALS                   |                  | 2,312       | 2,119                | 112,611              |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      | 47944 TURKEY TOWN LN, HILLIARD |          |                          |          |                 |                    |                     |                |                |         | BLD DATE                  |                |            |                             | LGL DATE          |                        | 05/19/2023 |     | 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                        | 0940             | SHEDS/PORT  | 0 100                | 12                   | 16                             | 192.00   | SF                       | 30.00    | 30.00           | 100                | 1987                | 1987           | 3              | 20      | 1,152                     |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| 2                        | 0681             | POLE SHED   | 0 100                | 0                    | 0                              | 1,000.00 | SF                       | 15.00    | 15.00           | 100                | 1970                | 1970           | 3              | 20      | 3,000                     |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| 3                        | 0504             | FP-ELECTRI  | 0 100                | 0                    | 0                              | 1.00     | UT                       | 2,000.00 | 2,000.00        | 100                | 1945                | 1945           | 3              | 20      | 400                       |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| 4                        | 0825             | BRICK       | 0 100                | 40                   | 3                              | 120.00   | SF                       | 12.50    | 12.50           | 100                | 2000                | 2000           | 3              | 94      | 1,410                     |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| 5                        | 0751             | UOP         | 0 100                | 7                    | 15                             | 105.00   | SF                       | 10.00    | 10.00           | 100                | 2005                | 2005           | 3              | 40      | 420                       |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
|                          |                  |             |                      |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
|                          |                  |             |                      |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
|                          |                  |             |                      |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
|                          |                  |             |                      |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
|                          |                  |             |                      |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
|                          |                  |             |                      |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      |                                |          |                          |          |                 | TOTAL OB/XF 6,382  |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP                  | R D                            | LOC ZONE | FRONT                    | DEPTH    | TOT LND UTS     | UNIT TYPE          | D T                 | DPTH FACT      | % COND         | TOT ADJ | UNIT PRICE                | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR              | DENSITY                | DECL       | FRZ | YR                        | CONSRV   |  |  |              |  |  |  |           |  |  |  |
| 1                        | 005000           | C           | RURAL HOME           | 100                  | 0005                           | OR       | 0.00                     | 0.00     | 1.00            | AC                 |                     | 1.00           | 1.00           | 1.00    | 35,000.00                 | 35,000.00      | 35,000     |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| 2                        | 005500           | A           | TIMBER 2 SI          | 0                    |                                | OR       | 0.00                     | 0.00     | 13.00           | AC                 |                     | 1.00           | 1.00           | 1.00    | 555.00                    | 555.00         | 7,215      |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| 3                        | 006000           | A           | PAST1/HAY            | 0                    |                                | OR       | 0.00                     | 0.00     | 4.00            | AC                 |                     | 1.00           | 1.00           | 1.00    | 370.00                    | 370.00         | 1,480      |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| 4                        | 005902           | A           | HARDWOOD SI          | 0                    |                                | OR       | 0.00                     | 0.00     | 2.00            | AC                 |                     | 1.00           | 1.00           | 1.00    | 190.00                    | 190.00         | 380        |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| 5                        | 009910           | M           | MKT.VAL.AG           | 0                    |                                | OR       | 0.00                     | 0.00     | 19.00           | AC                 |                     | 1.00           | 1.00           | 1.00    | 14,000.00                 | 14,000.00      | 266,000    |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
|                          |                  |             |                      |                      |                                |          |                          |          |                 |                    |                     |                |                |         |                           |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |
| REVIEW DATE              |                  | 06/11/2021  | BY                   | KBA                  | Total Acres: 20.00             |          | Total Land Value: 44,075 |          | Market: 266,000 |                    | Agricultural: 9,075 |                | Common: 35,000 |         | PRINTED 08/06/2024 BY SYS |                |            |                             |                   |                        |            |     |                           |          |  |  |              |  |  |  |           |  |  |  |

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