



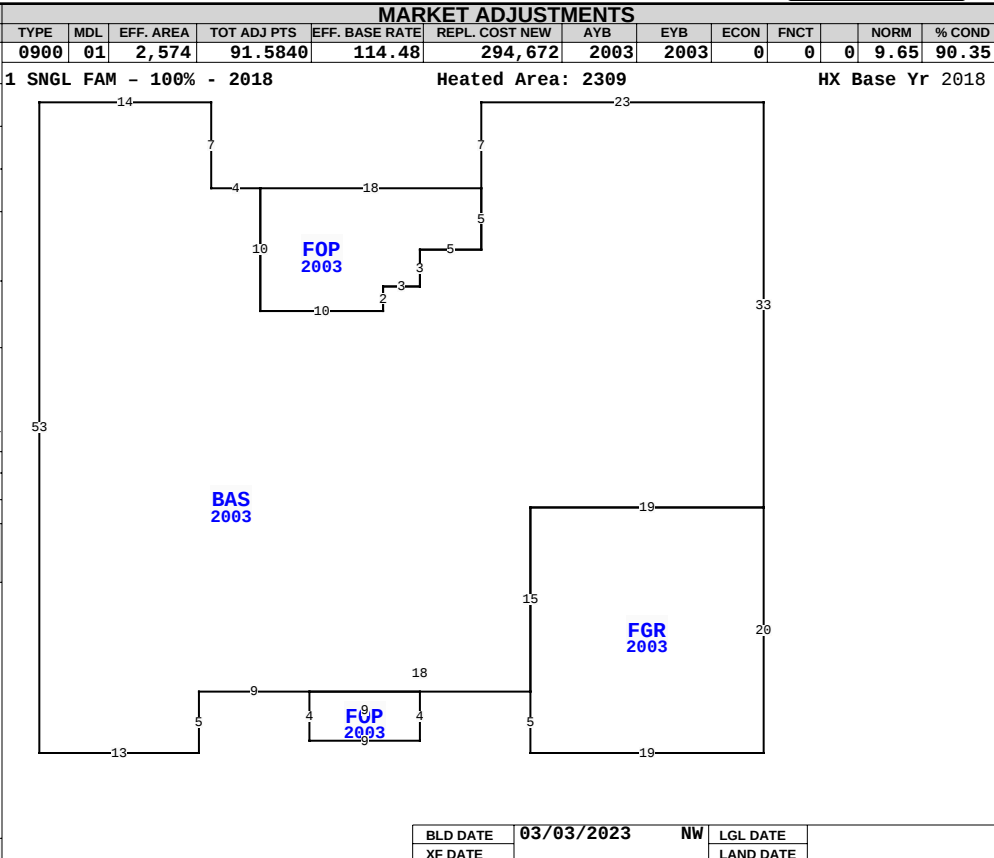
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 70   |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4045.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,309            | 100         | 2,309        | 238,826              |
| FGR       | 380              | 55          | 209          | 21,617               |
| FOP       | 36               | 30          | 11           | 1,138                |
| FOP       | 149              | 30          | 45           | 4,655                |
| TOTALS    | 2,874            |             | 2,574        | 266,236              |

| EXTRA FEATURES |            |             |         |     |   |       |    |        |                |           |
|----------------|------------|-------------|---------|-----|---|-------|----|--------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R  | ADJ UNIT PRICE | ORIG COND |
| 1              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 0     |    | 1.00   | UT 3,500.00    | 100       |
| 2              | 0811       | CONCRETE B  | 0       | 100 | 0 | 0     |    | 791.00 | SF 5.20        | 100       |
| 3              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    | 807.00 | SF 10.00       | 100       |
| 4              | 0866       | POOL FIBER  | 0       | 100 | 0 | 0     |    | 152.00 | SF 72.00       | 100       |
| 5              | 0871       | POOL HTR R  | 0       | 100 | 0 | 0     |    | 1.00   | UT 2,000.00    | 100       |
| 6              | 0911       | SCRN RM A   | 0       | 100 | 0 | 0     |    | 672.00 | SF 17.50       | 100       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE |
| 1                | 000134   | C   | SFR POND             | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 03/03/2023 | NW | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

86071 MEADOWBROOK LN, YULEE

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|
| 36,682      |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 266,236   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 36,682    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 65,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 367,918   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 124,961   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 242,957   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 192,957   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 367,918   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 370,956   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20005521   | SCRN ENCL   | 4,860   | 08/18/2020 |
| 20004336   | SWIM POOL   | 40,000  | 07/28/2020 |
| 17006834   | ADDITION    | 0       | 01/01/2017 |
| B0310996   | NEW CONSTR  | 165,921 | 04/01/2003 |

| SALES DATA                     |  |            |              |        |        |           |               |  |  |
|--------------------------------|--|------------|--------------|--------|--------|-----------|---------------|--|--|
| OFF RECORD<br>Number           |  | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |
| 2676/1006                      |  | 10/11/2023 | LE           | U      | I      | 11        | 100           |  |  |
| GRANTOR: PIHLBLAD JAMES E SR & |  |            |              |        |        |           |               |  |  |
| GRANTEE: PIHLBLAD JEFFERY      |  |            |              |        |        |           |               |  |  |
| 2082/1893                      |  | 10/31/2016 | WD           | Q      | I      | 01        | 205,000       |  |  |
| GRANTOR: SZYDIOWSKI CHRISTINE  |  |            |              |        |        |           |               |  |  |
| GRANTEE: PIHLBLAD JAMES E SR   |  |            |              |        |        |           |               |  |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W23 S7 FOP=[YR=2003] S5 W5 S3 W3 S2 W10 N10 E18\$ S5 W5 S3 W3 S2 W10 W4 N7 W14 S53 E13 N5 E9 FOP=[YR=2003] S4 E9 N4 W9\$ E18 FGR=[YR=2003] S5 E19 N20 W19 S15 \$ N15 E19 N33\$ . |  |  |  |  |  |  |  |  |  |