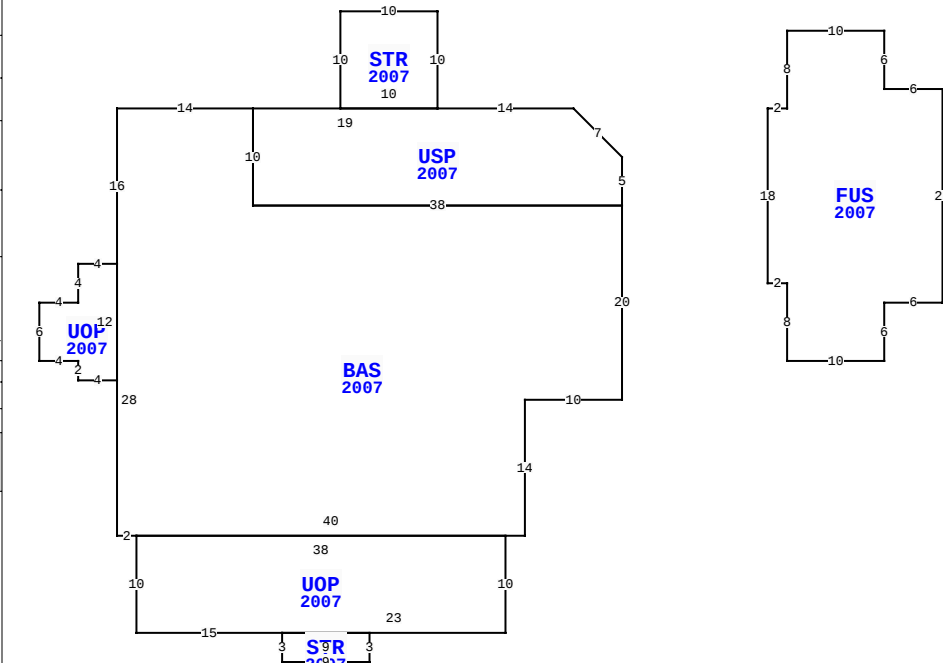


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall		08	ABOVE AVG 100		0500	11	2,489	169.7414	254.61	633,724	2007	2016		0	0	3.00	97.00	VALUATION BY					STANDARD									
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 0% - 0													Heated Area: 2276										HX Base Yr				
Roof Cover		12	MODULAR MT 100															BUILDING MARKET VALUE										652,364				
Interior Wall		06	CUST PANEL 60															TOTAL MARKET OB/XF VALUE										269,515				
Interior Wall		05	DRYWALL 40															TOTAL LAND VALUE - MARKET										3,177,650				
Interior Floor		12	HARDWOOD 90															TOTAL MARKET VALUE										2,957,409				
Interior Floor		11	CLAY TILE 10															SOH/AGL Deduction										0				
Air Condition		03	CENTRAL 100		ASSESSED VALUE										2,957,409																	
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE										0																	
Bedrooms			3 100		BASE TAXABLE VALUE										2,957,409																	
Bathrooms			3 100		TOTAL JUST VALUE										4,099,529																	
Frame		02	WOOD FRAME 100		NCON VALUE										0																	
Stories		1.5	1.5 100		INCOME VALUE																											
Units			0 100		PREVIOUS YEAR MKT VALUE										4,075,037																	
Quality		06	Quality Level 06																													
DOR CODE		5600	TIMBERLAND 70-79																													
MAP NUM			MKT AREA		04																											
NEIGHBORHOOD/LOC		4031.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,768	100	1,768	436,646																												
FUS	508	100	508	125,462																												
STR	27	10	3	741																												
STR	100	10	10	2,470																												
UOP	72	20	14	3,458																												
UOP	380	20	76	18,770																												
USP	368	30	110	27,167																												
TOTALS	3,223		2,489	614,712																												
EXTRA FEATURES					88000 SUGAR POINTE LN, YULEE										BLD DATE					LGL DATE												
															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	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185																		
2	0441	STK FNC 4'	0 0	0 0	103.00	LF	6.50	6.50	100	2007	2007	3	31	208																		
3	0100	BAR-B-Q	0 0	0 0	1.00	UT	200.00	200.00	100	2007	2007	3	31	62																		
4	0825	BRICK	0 0	0 0	203.00	SF	12.50	12.50	100	2007	2007	3	97	2,461																		
5	0463	FENCE GATE	0 0	0 0	2.00	UT	300.00	300.00	100	2007	2007	3	72	432																		
6	1076	TRELLIS A	0 0	0 0	180.00	SF	7.50	7.50	100	2007	2007	3	48	648																		
7	0825	BRICK	0 0	0 0	436.00	SF	12.50	12.50	100	2009	2009	3	97	5,287																		
8	1242	WD DECK A	0 0	0 0	765.00	SF	10.00	10.00	100	2009	2009	3	40	3,060																		
9	0300	BOAT DCK W	0 0	0 0	2,499.00	SF	80.00	80.00	100	2008	2008	3	52	103,958																		
10	0525	GAZEBO	0 0	0 0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	52	2,600																		
LAND DESCRIPTION					TOTAL OB/XF										121,901																	
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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	700.00	FF		1.00	1.00	0.90	3,200.00	2,880.00	2,016,000															
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	29.06	AC		1.00	1.00	1.00	415.00	415.00	12,060															
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	190.00	190.00	2,470															
4	009530	C	POND	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000															
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	42.06	AC		1.00	1.00	1.00	27,500.00	27,500.00	1,156,650															
REVIEW DATE		01/16/2024		BY	KBA		Total Acres: 44.06		Total Land Value: 2,035,530		Market: 1,156,650		Agricultural: 14,530		Common: 2,021,000		PRINTED 08/06/2024 BY SYS															

REVIEW DATE	01/16/2024	BY	KBA	Total Acres:	44.06	Total Land Value:	2,035,530	Market:	1,156,650	Agricultural:	14,530	Common:	2,021,000	PRINTED 08/06/2024 BY SYS
-------------	------------	----	-----	--------------	-------	-------------------	-----------	---------	-----------	---------------	--------	---------	-----------	---------------------------

REVIEW DATE	01/16/2024	BY	KBA	Total Acres:	44.06	Total Land Value:	2,035,530	Market:	1,156,650	Agricultural:	14,530	Common:	2,021,000	PRINTED 08/06/2024 BY SYS
-------------	------------	----	-----	--------------	-------	-------------------	-----------	---------	-----------	---------------	--------	---------	-----------	---------------------------