



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 70   |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 13 | STAND SEAM 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| 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  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4047.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,059            | 100         | 2,059        | 233,608              |
| FGR       | 441              | 55          | 243          | 27,570               |
| FOP       | 30               | 30          | 9            | 1,021                |
| FOP       | 154              | 30          | 46           | 5,219                |
| TOTALS    | 2,684            |             | 2,357        | 267,417              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |        |
|----------------|------------|-------------|-----|-----|----|----|--------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R  |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 688.00 | SF | 5.20   |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 30 | 3  | 90.00  | SF | 6.50   |
| 3              | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 220.00 | LF | 32.00  |
| 4              | 0470       | VNYL GATE   | 0   | 100 | 0  | 0  | 3.00   | UT | 300.00 |
| 5              | 0866       | POOL FIBER  | 1   | 100 | 27 | 10 | 270.00 | SF | 72.00  |
| 6              | 0855       | CONC PAVER  | 1   | 100 | 0  | 0  | 594.00 | SF | 10.00  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | RSF-2    | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0100                                                         | 01  | 2,357     | 130.7320    | 124.20         | 292,739        | 2005 | 2005 | 0    | 0    |
| 1 SINGLE FAM - 100% - 2020 Heated Area: 2059 HX Base Yr 2020 |     |           |             |                |                |      |      |      |      |
|                                                              |     |           |             |                |                |      |      |      |      |
| 86060 SAND HICKORY TRL, YULEE                                |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |            |             |     |     |    |    |        |    |        |
|-------------|------------|-------------|-----|-----|----|----|--------|----|--------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R  |
| 1           | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 688.00 | SF | 5.20   |
| 2           | 0810       | CONCRETE A  | 0   | 100 | 30 | 3  | 90.00  | SF | 6.50   |
| 3           | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 220.00 | LF | 32.00  |
| 4           | 0470       | VNYL GATE   | 0   | 100 | 0  | 0  | 3.00   | UT | 300.00 |
| 5           | 0866       | POOL FIBER  | 1   | 100 | 27 | 10 | 270.00 | SF | 72.00  |
| 6           | 0855       | CONC PAVER  | 1   | 100 | 0  | 0  | 594.00 | SF | 10.00  |

| TOTAL OB/XF |            |             |     |     |    |    |        |    |        |
|-------------|------------|-------------|-----|-----|----|----|--------|----|--------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R  |
| 1           | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 688.00 | SF | 5.20   |
| 2           | 0810       | CONCRETE A  | 0   | 100 | 30 | 3  | 90.00  | SF | 6.50   |
| 3           | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 220.00 | LF | 32.00  |
| 4           | 0470       | VNYL GATE   | 0   | 100 | 0  | 0  | 3.00   | UT | 300.00 |
| 5           | 0866       | POOL FIBER  | 1   | 100 | 27 | 10 | 270.00 | SF | 72.00  |
| 6           | 0855       | CONC PAVER  | 1   | 100 | 0  | 0  | 594.00 | SF | 10.00  |

| NASSAU COUNTY PROPERTY    |  |  |  |           | PAGE 1 of 1 |        | 4 |
|---------------------------|--|--|--|-----------|-------------|--------|---|
| VALUATION SUMMARY         |  |  |  |           |             |        |   |
| VALUATION BY              |  |  |  |           | STANDARD    |        |   |
| Tax Group: 4              |  |  |  | Tax Dist: |             |        |   |
| BUILDING MARKET VALUE     |  |  |  | 267,417   |             |        |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 34,836    |             |        |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 55,000    |             |        |   |
| TOTAL MARKET VALUE        |  |  |  | 357,253   |             |        |   |
| SOH/AGL Deduction         |  |  |  | 112,755   |             |        |   |
| ASSESSED VALUE            |  |  |  | 244,498   |             |        |   |
| TOTAL EXEMPTION VALUE     |  |  |  | HX HB     |             | 50,000 |   |
| BASE TAXABLE VALUE        |  |  |  | 194,498   |             |        |   |
| TOTAL JUST VALUE          |  |  |  | 357,253   |             |        |   |
| NCON VALUE                |  |  |  | 25,380    |             |        |   |
| INCOME VALUE              |  |  |  |           |             |        |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 302,470   |             |        |   |
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