



| 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               | 03 | COMP SHNGL 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 |
|---------|--|----------|----|

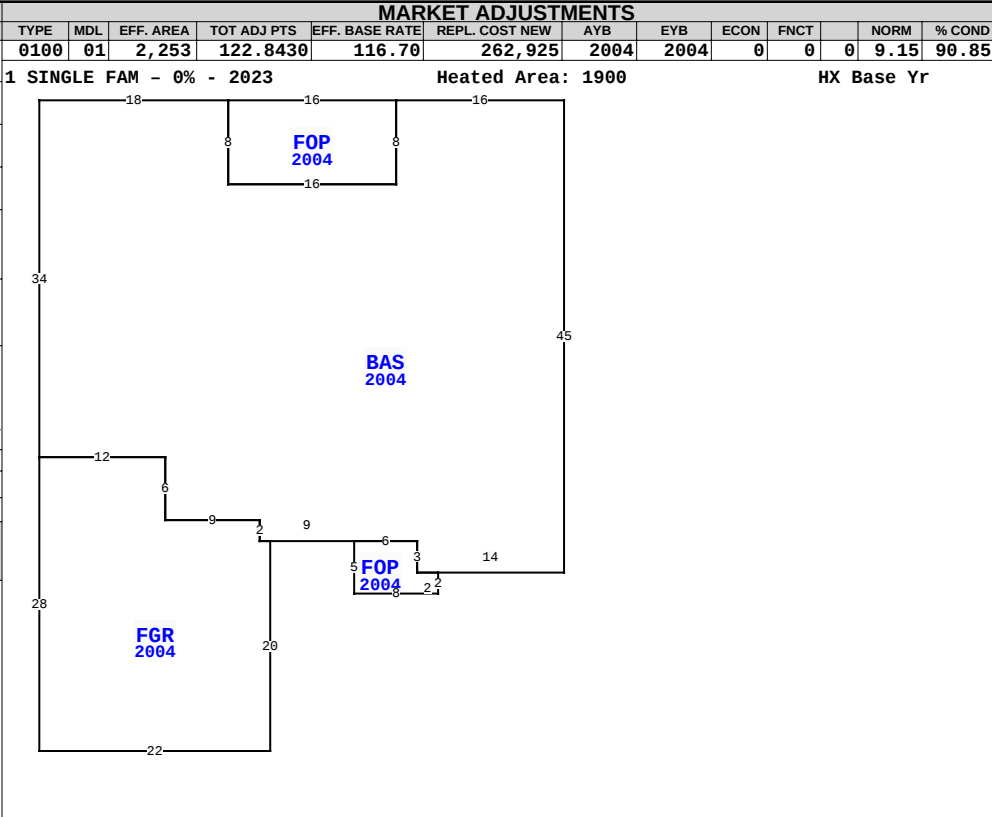
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| NEIGHBORHOOD/LOC | 4047.00 |
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| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,900            | 100         | 1,900        | 201,442              |
| FGR       | 554              | 55          | 305          | 32,337               |
| FOP       | 34               | 30          | 10           | 1,060                |
| FOP       | 128              | 30          | 38           | 4,029                |
| TOTALS    | 2,616            |             | 2,253        | 238,867              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

|   |      |            |         |     |        |    |       |                |           |         |             |   |        |                 |       |
|---|------|------------|---------|-----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1 | 0811 | CONCRETE B | BLD CAP | L W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|   |      |            | 0 0     | 0 0 | 564.00 | SF | 5.20  | 5.20           | 100       | 2004    | 2004        | 3 | 84     | 2,464           |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 03/14/2023 | NW | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

|                           |
|---------------------------|
| 86048 RED HOLLY PL, YULEE |
|---------------------------|

| TOTAL OB/XF |       |       |             |           |     |           |        |         |            |                | 2,464 |  |
|-------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|-------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VA |  |
| RSF-2       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 55,000.00  | 55,000.00      |       |  |
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| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 238,867   |  |             |
| TOTAL MARKET OB/XF VALUE  | 2,464     |  |             |
| TOTAL LAND VALUE - MARKET | 55,000    |  |             |
| TOTAL MARKET VALUE        | 296,331   |  |             |
| SOH/AGL Deduction         | 0         |  |             |
| ASSESSED VALUE            | 296,331   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 296,331   |  |             |
| TOTAL JUST VALUE          | 296,331   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 285,705   |  |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| E0412251   | NEW CONSTR  | 2,000   | 01/01/2004 |
| B0312076   | NEW CONSTR  | 162,000 | 12/01/2003 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2552/0816                      | 3/29/2022 | WD        | U   | I   | 37     |
| GRANTOR: DUTILLY RONALD P & MA |           |           |     |     |        |
| GRANTEE: FKH SFR PROPCO J LP   |           |           |     |     |        |
| 1228/1428                      | 5/10/2004 | WD        | Q   | I   |        |
| GRANTOR: MATTAMY (JACKSONVILLE |           |           |     |     |        |
| GRANTEE: DUTILLY RONALD & MA   |           |           |     |     |        |

| BUILDING NOTES |  |  |
|----------------|--|--|
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| BUILDING DIMENSIONS                                                                                                                                                               |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=2004] W16 FOP=[YR=2004] W16 S8 E16 N8\$ S8 W16 N8 W18 S34 FGR=[YR=2004] S28 E22 N20 W1 N2 W9 N6 W12\$ E12 S6 E9 S2 E9 FOP=[YR=2004] S5 E8 N2 W2 N3 W6\$ E6 S3 E14 N45\$ . |  |  |