

WHITMAN DONALD K JR & TERESA L  
85123 MADELINE RD  
YULEE, FL 32097

**42-2N-27-4612-0005-0080**

| 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            |                  | 30          | VINYL 100            |                      | 0820                                      | 02       | 1,456     | 117.2000    | 82.04          | 119,450            | 1986    | 1986        |        | 0       | 0                 | 70.00          | 30.00      | VALUATION BY                |                           | STANDARD               |      |     |    |        |         |  |        |  |  |
| Roof Structure           |                  | 03          | GABLE/HIP 100        |                      | 1 M/H 93- - 100% - 2013                   |          |           |             |                |                    |         |             |        |         | Heated Area: 1456 |                |            |                             | HX Base Yr 2013           |                        |      |     |    |        |         |  |        |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |                      | <div><div></div><div>BAS 1993</div></div> |          |           |             |                |                    |         |             |        |         |                   |                |            |                             | BUILDING MARKET VALUE     |                        |      |     |    |        | 35,835  |  |        |  |  |
| Interior Wall            |                  | 04          | PLYWOOD 50           |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             | TOTAL MARKET OB/XF VALUE  |                        |      |     |    |        | 25,018  |  |        |  |  |
| Interior Wall            |                  | 05          | DRYWALL 50           |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             | TOTAL LAND VALUE - MARKET |                        |      |     |    |        | 88,000  |  |        |  |  |
| Interior Floo            |                  | 14          | CARPET 80            |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             | TOTAL MARKET VALUE        |                        |      |     |    |        | 148,853 |  |        |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 20         |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             | SOH/AGL Deduction         |                        |      |     |    |        | 91,090  |  |        |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             | ASSESSED VALUE            |                        |      |     |    |        | 57,763  |  |        |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             | TOTAL EXEMPTION VALUE     |                        |      |     |    |        | HX HB   |  | 32,763 |  |  |
| Bedrooms                 |                  |             | 3 100                |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             | BASE TAXABLE VALUE        |                        |      |     |    |        | 25,000  |  |        |  |  |
| Bathrooms                |                  |             | 2 100                |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             | TOTAL JUST VALUE          |                        |      |     |    |        | 148,853 |  |        |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             | NCON VALUE                |                        |      |     |    |        | 0       |  |        |  |  |
| Stories                  |                  | 1.          | 1. 100               |                      | INCOME VALUE                              |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| Units                    |                  |             | 0 100                |                      | PREVIOUS YEAR MKT VALUE                   |          |           |             |                |                    | 147,055 |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| BUD8 Adjustme            |                  | 04          | DIST 01 100          |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| Quality                  |                  | 03          | Quality Level 03     |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| DOR CODE                 |                  | 0200        | MOBILE HOME          |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                      |                                           |          | 04        |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| NEIGHBORHOOD/LOC         |                  | 4048.00     |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| BAS                      | 1,456            | 100         | 1,456                | 35,835               |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| TOTALS                   |                  |             |                      |                      | 1,456                                     |          | 1,456     | 35,835      |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| EXTRA FEATURES           |                  |             |                      |                      | 85123 MADELINE RD, 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  | 0 100                | 0                    | 0                                         | 1.00     | UT        | 3,500.00    | 3,500.00       | 100                | 1986    | 1986        | 3      | 60      | 2,100             |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| 2                        | 0511             | GARAGE CB-  | 0 100                | 28                   | 28                                        | 784.00   | SF        | 40.00       | 40.00          | 100                | 1992    | 1992        | 3      | 64      | 20,070            |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| 3                        | 0811             | CONCRETE B  | 0 100                | 28                   | 20                                        | 560.00   | SF        | 5.20        | 5.20           | 100                | 1992    | 1992        | 3      | 64      | 1,864             |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| 4                        | 1242             | WD DECK A   | 0 100                | 18                   | 4                                         | 72.00    | SF        | 10.00       | 10.00          | 100                | 1999    | 1999        | 3      | 20      | 144               |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| 5                        | 1242             | WD DECK A   | 0 100                | 22                   | 16                                        | 352.00   | SF        | 10.00       | 10.00          | 100                | 1999    | 1999        | 3      | 20      | 704               |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| 6                        | 0810             | CONCRETE A  | 0 100                | 16                   | 12                                        | 192.00   | SF        | 1.30        | 1.30           | 100                | 1988    | 1988        | 3      | 54.5    | 136               |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      | TOTAL OB/XF                               |          |           |             |                |                    |         |             |        |         | 25,018            |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
| 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                        | 000102           | C           | SFR/MH               | 100                  |                                           | OR       | 0.00      | 0.00        | 1.00           | LT                 |         | 1.00        | 1.00   | 1.10    | 80,000.00         | 88,000.00      | 88,000     |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |
|                          |                  |             |                      |                      |                                           |          |           |             |                |                    |         |             |        |         |                   |                |            |                             |                           |                        |      |     |    |        |         |  |        |  |  |