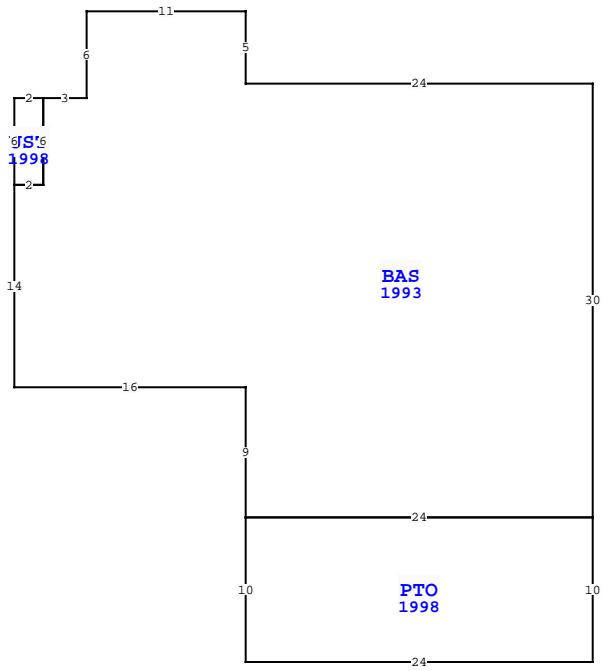


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 90	
Interior Floor	13	LVT/LAMNT 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,094	100	1,094
PTO	240	5	12
UST	12	45	5
TOTALS	1,346		1,111

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,111	122.8540	116.71	129,665	1974	2000	0	0	11.25	88.75
2 SINGLE FAM - 100% - 2019										Heated Area: 1094	HX Base Yr 2019



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		570,612
TOTAL MARKET OB/XF VALUE		25,970
TOTAL LAND VALUE - MARKET		324,720
TOTAL MARKET VALUE		921,302
SOH/AGL Deduction		601,010
ASSESSED VALUE		320,292
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,292
TOTAL JUST VALUE		921,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		896,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C172859	CO ISSUED	0	03/12/2018
B172859?	NEW CONSTR	327,601	06/01/2017
B1633538	DEMOLITION	0	12/09/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2112/1002	3/08/2017	QC	U	I	11	100
GRANTOR: GALLAGHER TIMOTHY & J						
GRANTEE: GALLAGHER TIMOTHY &						
2034/0076	2/02/2016	SW	U	I	12	253,800
GRANTOR: CREDIT SUISSE FIRST B						
GRANTEE: GALLAGHER TIMOTHY E						

EXTRA FEATURES																
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	0940	SHEDS/PORT	0 100	10	24	240.00	SF	20.10	20.10	100	1990	1990	3	20	965	
2	0300	BOAT DCK W	0 100	0	0	518.00	SF	40.00	40.00	100	1998	1998	3	26	5,387	
3	0810	CONCRETE A	0 100	19	20	380.00	SF	6.50	6.50	100	1985	1985	3	47	1,161	
4	0681	POLE SHED	0 100	24	48	1,152.00	SF	15.00	15.00	100	2000	2000	3	28	4,838	
5	0510	GARAGE WD-	0 100	32	16	512.00	SF	35.00	35.00	100	1990	1990	3	20	3,584	
6	0680	POLE SHED	0 100	8	16	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
8	0810	CONCRETE A	0 100	11	4	44.00	SF	6.50	6.50	100	2018	2018	3	97	277	
9	0812	CONCRETE C	0 100	0	0	1,565.00	SF	4.00	4.00	100	2018	2018	3	97	6,072	

TOTAL OB/XF										25,970						
97001 LOVERS LN, YULEE										BLD DATE	LGL DATE					
										XF DATE	LAND DATE					
										INC DATE	AG DATE					

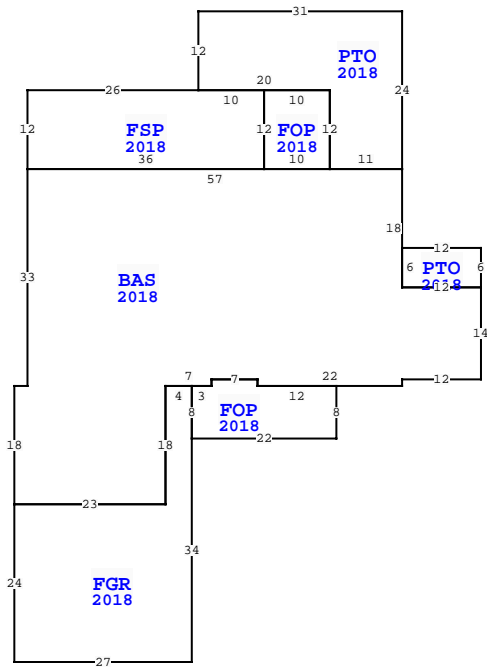
BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W24 N5 W11 S6 W3 UST=[YR=1998] W2 S6 E2 N6\$ S6 W2 S14 E16 S9 PTO=[YR=1998] S10 E24 N10 W24 \$ E24 N30\$.									

LAND DESCRIPTION										TOTAL OB/XF										25,970				
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	000116	C	SFR MARSH	100	0007	RSF-1	0.00	0.00	3.28	AC		1.00	1.00	0.90	110,000.00	99,000.00	324,720							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,456	100	2,456
FGR	720	55	396
FOP	120	30	36
FOP	183	30	55
FSP	432	40	173
PTO	72	5	4
PTO	504	5	25
TOTALS	4,487		3,145

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,145	118.2384	147.80	464,831	2018	2018	0	0	2.00	98.00
3 SNGL FAM - 100% - 2019										Heated Area: 2456	HX Base Yr 2019



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			570,612
TOTAL MARKET OB/XF VALUE			25,970
TOTAL LAND VALUE - MARKET			324,720
TOTAL MARKET VALUE			921,302
SOH/AGL Deduction			601,010
ASSESSED VALUE			320,292
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			270,292
TOTAL JUST VALUE			921,302
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			896,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2112/1002	3/08/2017	QC	U	I	11	100
GRANTOR: GALLAGHER TIMOTHY & J						
GRANTEE: GALLAGHER TIMOTHY &						
2034/0076	2/02/2016	SW	U	I	12	253,800
GRANTOR: CREDIT SUISSE FIRST B						
GRANTEE: GALLAGHER TIMOTHY E						

EXTRA FEATURES																
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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] N14 PTO=[YR=2018] N6 W12 S6 E12\$ W12 N18	
PTO=[YR=2018] N24 W31 S12 FSP=[YR=2018] W26 S12 E36	
FOP=[YR=2018] E10 N12 W10 S12\$ N12 W10\$ E20 S12 E11\$ W57 S33	
W2 S18 FGR=[YR=2018] S24 E27 N34 FOP=[YR=2018] E22 N8 W12	
N1 W7 S1 W3 S8\$ N8 W4 S18 W23\$ E23 N18 E7 N1 E7 S1 E22 N1 E12\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV