



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 11 CLAY TILE 50   |
| Interior Floo            | 14 CARPET 50      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3 100             |
| 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 |
|---------|----------|----|

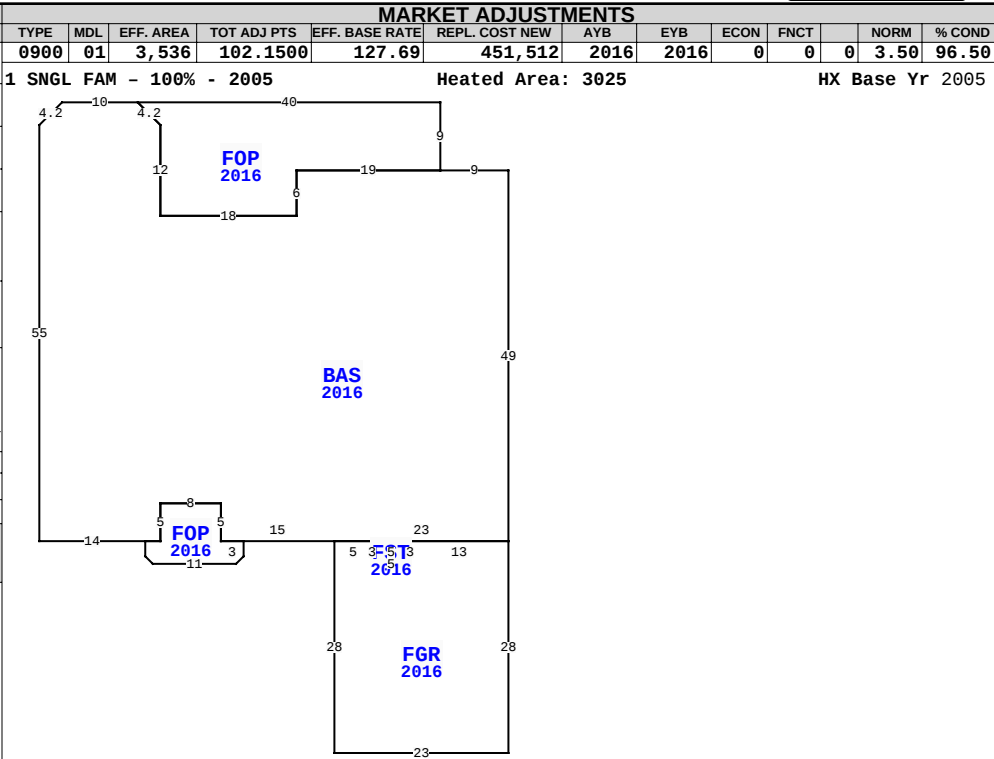
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4048.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,025            | 100         | 3,025        | 372,743              |
| FGR       | 629              | 55          | 346          | 42,635               |
| FOP       | 78               | 30          | 23           | 2,834                |
| FOP       | 446              | 30          | 134          | 16,511               |
| FST       | 15               | 55          | 8            | 986                  |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 4,193 | 3,536 | 435,709 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 848.00   | SF | 5.20     |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,958.00 | SF | 4.00     |
| 3              | 0940       | SHEDS/PORT  | 0   | 100 | 8  | 16 | 128.00   | SF | 30.00    |
| 4              | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0  | 280.00   | SF | 40.00    |
| 5              | 0303       | FLT DOCK W  | 0   | 100 | 8  | 10 | 80.00    | SF | 26.00    |
| 6              | 0311       | WD GANG WY  | 0   | 100 | 0  | 0  | 12.00    | SF | 45.00    |
| 7              | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0  | 329.00   | SF | 40.00    |
| 8              | 0350       | CARPORT WD  | 0   | 100 | 22 | 12 | 264.00   | SF | 13.00    |
| 9              | 0317       | DCK PLNG W  | 0   | 100 | 0  | 0  | 4.00     | UT | 1,000.00 |
| 10             | 0323       | BOAT LFT H  | 0   | 100 | 0  | 0  | 1.00     | UT | 2,500.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000130   | C   | SFR WATER            | 100 |     | OR       | 0.00  | 0.00  | 120.00      |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |



| 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  | 848.00   | SF | 5.20     |
| 2           | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,958.00 | SF | 4.00     |
| 3           | 0940       | SHEDS/PORT  | 0   | 100 | 8  | 16 | 128.00   | SF | 30.00    |
| 4           | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0  | 280.00   | SF | 40.00    |
| 5           | 0303       | FLT DOCK W  | 0   | 100 | 8  | 10 | 80.00    | SF | 26.00    |
| 6           | 0311       | WD GANG WY  | 0   | 100 | 0  | 0  | 12.00    | SF | 45.00    |
| 7           | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0  | 329.00   | SF | 40.00    |
| 8           | 0350       | CARPORT WD  | 0   | 100 | 22 | 12 | 264.00   | SF | 13.00    |
| 9           | 0317       | DCK PLNG W  | 0   | 100 | 0  | 0  | 4.00     | UT | 1,000.00 |
| 10          | 0323       | BOAT LFT H  | 0   | 100 | 0  | 0  | 1.00     | UT | 2,500.00 |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
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| 1           | 000130   | C   | SFR WATER            | 100 |     | OR       | 0.00  | 0.00  | 120.00      |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 4              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 435,709   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 98,155    |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 150,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 683,864   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 151,501   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 532,363   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 50,000    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 482,363   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 683,864   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 52,780    |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 607,544   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 230003158  | POOL ENCL (NO MEA | 27,000  | 03/10/2023 |
| 22018327   | SWIM POOL         | 92,310  | 12/13/2022 |
| B1632708   | CO ISSUED         | 0       | 01/06/2017 |
| B1632708   | NEW CONSTR        | 381,610 | 07/22/2016 |
| B1631758   | DEMOLITION        | 0       | 02/04/2016 |
| 3297       | NEW CONSTR        | 35,060  | 04/14/1986 |

| SALES DATA                    |            |              |        |        |           |               |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2695/1731                     | 2/12/2024  | WD           | U      | I      | 11        | 100           |  |
| GRANTOR:WRIGHT RICHARD B JR & |            |              |        |        |           |               |  |
| GRANTEE:WRIGHT LIVING TRUST   |            |              |        |        |           |               |  |
| 1263/1003                     | 10/04/2004 | WD           | Q      | I      |           | 405,000       |  |
| GRANTOR:KINARD L B & MERLE B  |            |              |        |        |           |               |  |
| GRANTEE:WRIGHT RICHARD JR &   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2016] W9 FOP=[YR=2016] N9 W40 D3 R3 S12 E18 N6 E19\$ W19 S6 W18 N12 U3 L3 W10 D3 L3 S55 E14 FOP=[YR=2016] S2 D1 R1 E11 U1 R1 N2 W3 N5 W8 S5 W2\$ E2 N5 E8 S5 E15 FGR=[YR=2016] S28 E23 N28 W13 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W5\$ E23 N49\$. |  |  |  |  |  |  |  |  |  |

WRIGHT LIVING TRUST/WRIGHT RICHARD BRYAN JR CO-TRU  
85740 BLACKMON ROAD  
YULEE, FL 32097

**43-2N-27-4621-0001-0080**

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