

| 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            |  | 31               | HARDIE BRD 80    |             |  |                      |  |                      |  | 0100                                                        | 01  | 849       | 125.1910    | 118.93         | 100,972        | 2003           | 2003 | 0           | 0    | 0                      | 10.80  | 89.20             | Tax Group: 4 Tax Dist:                |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Exterior Wall            |  | 20               | FACE BRICK 20    |             |  |                      |  |                      |  | 1 SINGLE FAM - 100% - 2019 Heated Area: 495 HX Base Yr 2019 |     |           |             |                |                |                |      |             |      |                        |        |                   | BUILDING MARKET VALUE 331,686         |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Roof Structur            |  | 03               | GABLE/HIP 100    |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   | TOTAL MARKET OB/XF VALUE 35,191       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Roof Cover               |  | 03               | COMP SHNGL 100   |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   | TOTAL LAND VALUE - MARKET 80,000      |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Interior Wall            |  | 05               | DRYWALL 100      |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   | TOTAL MARKET VALUE 446,877            |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Interior Floo            |  | 12               | HARDWOOD 90      |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   | SOH/AGL Deduction 126,280             |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Interior Floo            |  | 15               | HARDTILE 10      |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   | ASSESSED VALUE 320,597                |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Air Condition            |  | 03               | CENTRAL 100      |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   | TOTAL EXEMPTION VALUE HX HB WR 55,000 |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Heating Type             |  | 04               | AIR DUCTED 100   |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   | BASE TAXABLE VALUE 265,597            |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Bedrooms                 |  |                  | 1 100            |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   | TOTAL JUST VALUE 446,877              |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Bathrooms                |  |                  | 1 100            |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   | NCON VALUE 0                          |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Frame                    |  | 02               | WOOD FRAME 100   |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   | INCOME VALUE                          |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Stories                  |  | 1.               | 1. 100           |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   | PREVIOUS YEAR MKT VALUE 434,556       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Units                    |  |                  | 0 100            |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Occupancy                |  | 00               | NONE 100         |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| Quality                  |  | 02               | Quality Level 02 |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| DOR CODE                 |  | 0100             | SINGLE FAMILY    |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| MAP NUM                  |  |                  | MKT AREA         |             |  |                      |  |                      |  | 04                                                          |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |  | 4082.00          |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| AREA TYPE                |  | TOTAL GROSS AREA |                  | PCT OF BASE |  | TOT ADJ AREA         |  | SUBAREA MARKET VALUE |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| BAS                      |  | 495              |                  | 100         |  | 495                  |  | 52,512               |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| FGR                      |  | 545              |                  | 55          |  | 300                  |  | 31,826               |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| PTO                      |  | 120              |                  | 5           |  | 6                    |  | 637                  |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| UOP                      |  | 240              |                  | 20          |  | 48                   |  | 5,092                |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| TOTALS                   |  | 1,400            |                  |             |  | 849                  |  | 90,067               |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| EXTRA FEATURES           |  |                  |                  |             |  |                      |  |                      |  | 85641 AVANT RD, YULEE                                       |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| 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                        |  | 0811             |                  | CONCRETE B  |  | 0 100                |  | 0 0                  |  | 680.00                                                      |     | SF        |             | 5.20           |                | 5.20           |      | 100         |      | 2003                   |        | 2003              |                                       | 3        |  | 83     |  | 2,935           |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| 2                        |  | 0861             |                  | POOL GUNIT  |  | 0 100                |  | 0 0                  |  | 126.00                                                      |     | SF        |             | 170.00         |                | 170.00         |      | 100         |      | 2004                   |        | 2004              |                                       | 3        |  | 36     |  | 7,711           |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| 3                        |  | 0911             |                  | SCRN RM A   |  | 0 100                |  | 20 47                |  | 940.00                                                      |     | SF        |             | 17.50          |                | 17.50          |      | 100         |      | 2004                   |        | 2004              |                                       | 3        |  | 22     |  | 3,619           |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| 4                        |  | 0845             |                  | KOOL DECK   |  | 0 100                |  | 0 0                  |  | 814.00                                                      |     | SF        |             | 7.25           |                | 7.25           |      | 100         |      | 2004                   |        | 2004              |                                       | 3        |  | 84     |  | 4,957           |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| 5                        |  | 1127             |                  | BRICK 8"    |  | 0 100                |  | 0 0                  |  | 27.00                                                       |     | SF        |             | 11.00          |                | 11.00          |      | 100         |      | 2004                   |        | 2004              |                                       | 3        |  | 96     |  | 285             |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| 6                        |  | 0461             |                  | IRON FENCE  |  | 0 100                |  | 0 0                  |  | 52.00                                                       |     | SF        |             | 8.50           |                | 8.50           |      | 100         |      | 2004                   |        | 2004              |                                       | 3        |  | 88     |  | 389             |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| 7                        |  | 0812             |                  | CONCRETE C  |  | 0 100                |  | 0 0                  |  | 4,421.00                                                    |     | SF        |             | 4.00           |                | 4.00           |      | 100         |      | 2004                   |        | 2004              |                                       | 3        |  | 84     |  | 14,855          |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| 8                        |  | 0871             |                  | POOL HTR R  |  | 0 100                |  | 0 0                  |  | 1.00                                                        |     | UT        |             | 2,000.00       |                | 2,000.00       |      | 100         |      | 2004                   |        | 2004              |                                       | 3        |  | 22     |  | 440             |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |  |                  |                  |             |  |                      |  |                      |  | TOTAL OB/XF 35,191                                          |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
| 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 |  |  |  |  |  |  |  |
| 1                        |  | 000100           |                  | C           |  | SFR                  |  | 100                  |  | 0006                                                        |     | RSF-1     |             | 0.00           |                | 0.00           |      | 1.00        |      | LT                     |        |                   |                                       | 1.00     |  | 1.00   |  | 1.00            |  | 80,000.00  |  | 80,000.00      |  | 80,000     |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |
|                          |  |                  |                  |             |  |                      |  |                      |  |                                                             |     |           |             |                |                |                |      |             |      |                        |        |                   |                                       |          |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |  |  |  |  |  |  |

REVIEW DATE 02/09/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS