

**WACZKOWSKI ARTHUR ALLAN**  
87083 CHESAPEAKE AVE  
YULEE, FL 32097

**43-3N-28-1460-0026-0000**

BUILDING CHARACTERISTICS

| ELEMENT          | CD                  |             |              |                      |
|------------------|---------------------|-------------|--------------|----------------------|
| Exterior Wall    | 20                  |             |              |                      |
| Roof Structure   | 03                  |             |              |                      |
| Roof Cover       | 03                  |             |              |                      |
| Interior Wall    | 05                  |             |              |                      |
| Interior Floor   | 14                  |             |              |                      |
| Interior Floor   | 11                  |             |              |                      |
| Air Condition    | 03                  |             |              |                      |
| Heating Type     | 04                  |             |              |                      |
| Bedrooms         | 3 100               |             |              |                      |
| Bathrooms        | 2 100               |             |              |                      |
| Frame            | N/A 100             |             |              |                      |
| Stories Units    | 1. 1. 100           |             |              |                      |
| Occupancy        | 00 0 100            |             |              |                      |
| Occupancy        | 00 NONE 100         |             |              |                      |
| Quality          | 05 Quality Level 05 |             |              |                      |
| DOR CODE         | 0100 SINGLE FAMILY  |             |              |                      |
| MAP NUM          | MKT AREA 04         |             |              |                      |
| NEIGHBORHOOD/LOC | 4074.00             |             |              |                      |
| AREA TYPE        | TOTAL GROSS AREA    | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,718               | 100         | 1,718        | 186,717              |
| FGR              | 540                 | 55          | 297          | 32,279               |
| FOP              | 38                  | 30          | 11           | 1,196                |
| TOTALS           | 2,296               |             | 2,026        | 220,191              |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| 0100 | 01  | 2,026     | 121.7062    | 115.62         | 234,246        | 2015 | 2015 |      | 0    | 0 | 6.00 | 94.00  |

1 SINGLE FAM - 100% - 2016      Heated Area: 1718      HX Base Yr 2016

Basement

First Floor

Second Floor

Basement

First Floor

Second Floor

Basement

First Floor

Second Floor

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

|                           |              |
|---------------------------|--------------|
| VALUATION BY              | STANDARD     |
| Tax Group: 4              | Tax Dist:    |
| BUILDING MARKET VALUE     | 220,191      |
| TOTAL MARKET OB/XF VALUE  | 3,942        |
| TOTAL LAND VALUE - MARKET | 75,000       |
| TOTAL MARKET VALUE        | 299,133      |
| SOH/AGL Deduction         | 134,323      |
| ASSESSED VALUE            | 164,810      |
| TOTAL EXEMPTION VALUE     | HX HB 50,000 |
| BASE TAXABLE VALUE        | 114,810      |
| TOTAL JUST VALUE          | 299,133      |
| NCON VALUE                | 0            |
| INCOME VALUE              |              |
| PREVIOUS YEAR MKT VALUE   | 264,837      |

PERMIT NUM DESCRIPTION AMT ISSUED

|          |            |         |            |
|----------|------------|---------|------------|
| B1429354 | C0 ISSUED  | 0       | 04/20/2015 |
| B1429354 | NEW CONSTR | 214,209 | 09/01/2014 |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U / V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----------|--------|------------|
| 1974/1157         | 4/15/2015 | WD Q      | I         | 02     | 187,000    |

GRANTOR: C & S LANDS LLC

GRANTEE: WACZKOWSKI ARTHUR A

|           |           |      |   |    |        |
|-----------|-----------|------|---|----|--------|
| 1936/1273 | 9/10/2014 | WD Q | V | 01 | 35,500 |
|-----------|-----------|------|---|----|--------|

GRANTOR: D E C K LLC

GRANTEE: C & S LANDS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W58 S35 E14 N3 FOP=[YR=2015] E8 N3 W1 N2 W7 S5 \$ N5 E7 S2 E14 S1 FGR=[YR=2015] S21 E23 N24 W19 S3 W4 \$ E4 N3 E19 N27 \$.

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   | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 798.00 | SF | 5.20  | 5.20           | 100       | 2015    | 2015        | 3 | 95     | 3,942           |       |

LAND DESCRIPTION

| 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   | 000100   | C   | SFR                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |

TOTAL OB/XF

3,942

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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