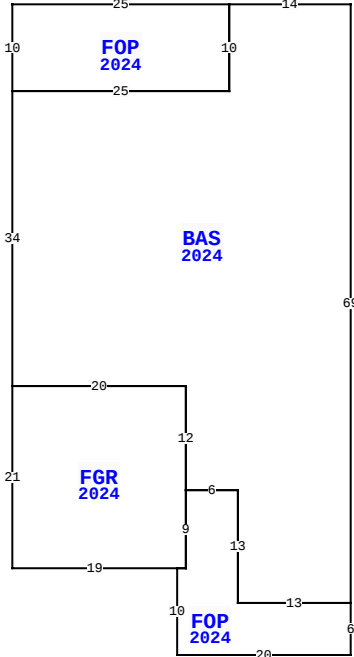
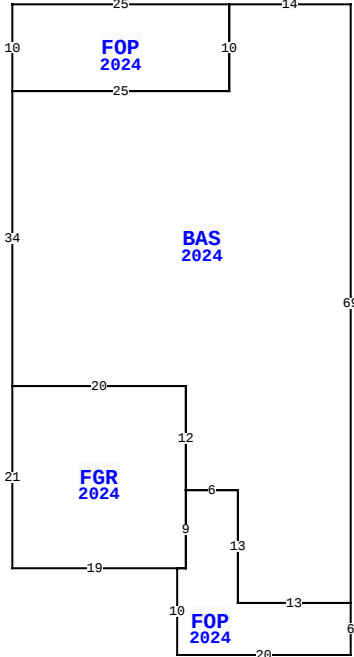
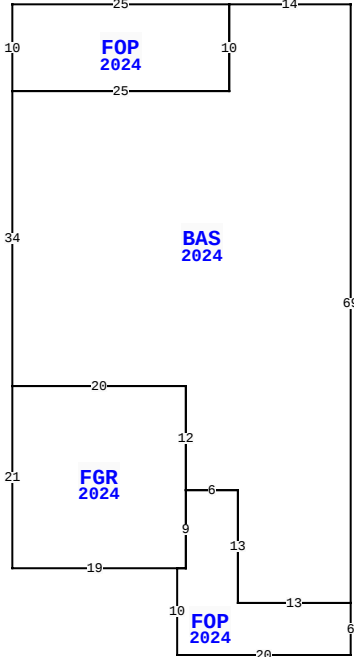


BROPHY FAMILY TRUST/BROPHY JOSEPH GERALD TRUSTEE
490 CONTINUUM LOOP
YULEE, FL 32097

50-3N-27-1004-0243-0000

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 100		0900	01	2,230	136.3670	170.46	380,126	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD																													
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2024													Heated Area: 1863							HX Base Yr																								
Roof Cover		03	COMP SHNGL 100															Tax Group: 4							Tax Dist:																								
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE							380,126																								
Interior Floo		11	CLAY TILE 100															TOTAL MARKET OB/XF VALUE							7,210																								
Interior Floo		01	NONE 0															TOTAL LAND VALUE - MARKET							75,000																								
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE							462,336																								
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction							0																								
Bedrooms			2 100															ASSESSED VALUE							462,336																								
Bathrooms			2 100															TOTAL EXEMPTION VALUE							0																								
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE							462,336																								
Stories		1.	1. 100															TOTAL JUST VALUE							462,336																								
Units			0 100		NCON VALUE							387,336																																					
Quality		06	Quality Level 06		INCOME VALUE							PREVIOUS YEAR MKT VALUE								75,000																													
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA																			04																											
NEIGHBORHOOD/LOC		4094.00																																															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA																													
BAS		1,863	100	1,863	317,567															OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																					
FGR		420	55	231	39,376															2718/1192		6/07/2024		SW	Q	I	01	539,700																					
FOP		202	30	61	10,398															GRANTOR: PULTE HOME COMPANY LL																													
FOP		250	30	75	12,785															GRANTEE: BROPHY FAMILY TRUST																													
TOTALS		2,735		2,230	380,126		BLD DATE				LGL DATE		06/12/2023		MLU																																		
EXTRA FEATURES		490 CONTINUUM LOOP, YULEE					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	0855	CONC PAVER		0	0	0	0	0	0	10.00	100	2024	2023	100		7,210																																	
BUILDING DIMENSIONS BAS=[YR=2024;ORIG=150,0] W14 S10 W25 S34 E20 S12 E6 S13 E13 N69 \$ FOP=[YR=2024;ORIG=111,0] E25 S10 W25 N10 \$ FOP=[YR=2024;ORIG=131,56] E6 S13 E13 S6 W20 N10 E1 N9 \$ FGR=[YR=2024;ORIG=111,44] E20 S12 S9 W1 W19 N21 \$.																																																	
																				LAND DESCRIPTION										TOTAL OB/XF										7,210									
																				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	000134	C	SFR POND		0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000											
REVIEW DATE		01/23/2024		BY		WW		Total Acres: 0.00		Total Land Value: 75,000		Market: 0		Agricultural: 0		Common: 75,000		PRINTED 08/06/2024 BY SYS																															