

PT OF SEC 50-3N-28E  
IN OR 2569/1899 & OR 2579/1649  
ESMT IN OR 1182/1370

BRAUN HOLLIS A LAMB & STEVEN ERIC  
96082 ESTATE DR  
YULEE, FL 32097

2024

50-3N-28-0000-0022-0060



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 50  |
| Exterior Wall            | 31 | HARDIE BRD 50  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 60    |
| Interior Floo            | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| 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 | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,601            | 100         | 2,601        | 370,125              |
| BAS       | 187              | 100         | 187          | 26,610               |
| FDU       | 336              | 65          | 218          | 31,021               |
| FGR       | 563              | 55          | 310          | 44,113               |
| FOP       | 306              | 30          | 92           | 13,092               |
| FOP       | 144              | 30          | 43           | 6,119                |
| FSP       | 422              | 40          | 169          | 24,049               |
| TOTALS    | 4,559            |             | 3,620        | 515,129              |

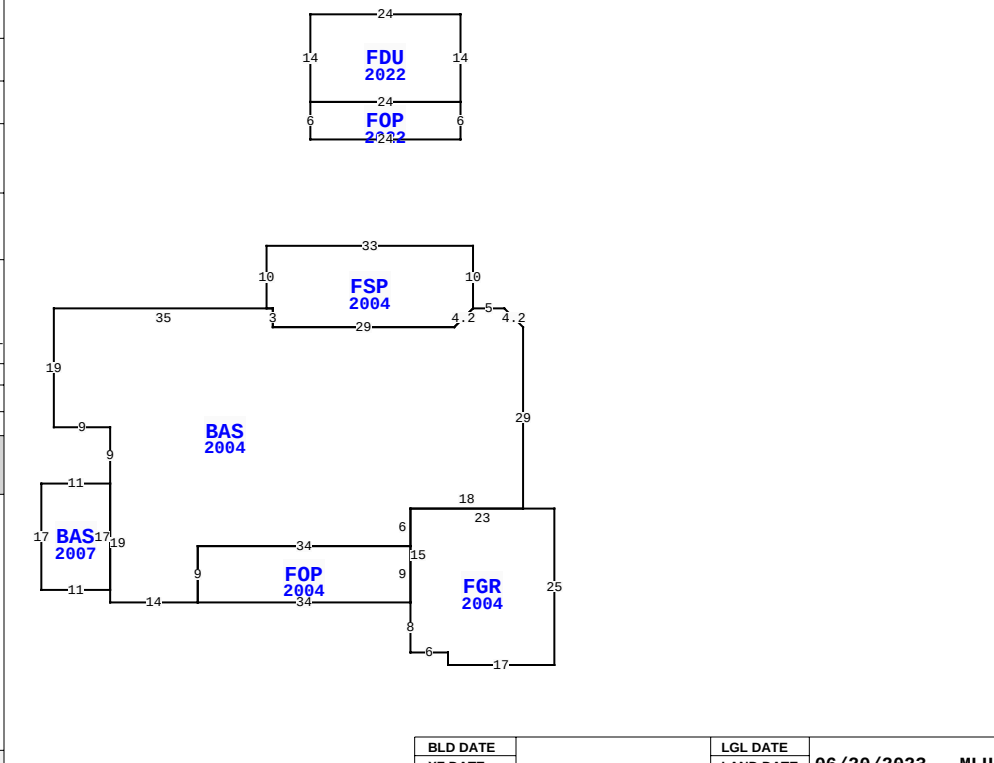
EXTRA FEATURES

| 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   | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 3,027.00 | SF | 4.00     | 4.00           | 100       | 2004    | 2004        | 3 | 84     | 10,171          |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2004    | 2004        | 3 | 88     | 3,080           |       |

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   | 000115   | C   | SFR ACRES            | 100 |     | RSF-1    | 0.00  | 0.00  | 1.05        | AC        |     | 1.00      | 1.00   | 1.00    | 80,000.00  | 80,000.00      | 84,000     |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0500                     | 01  | 3,620     | 103.6800    | 155.52         | 562,982        | 2004 | 2009 | 0    | 0    | 0 | 8.50 | 91.50  |
| 1 SFR CUST - 100% - 2023 |     |           |             |                |                |      |      |      |      |   |      |        |
| Heated Area: 2788        |     |           |             |                |                |      |      |      |      |   |      |        |
| HX Base Yr 2023          |     |           |             |                |                |      |      |      |      |   |      |        |



96082 ESTATE DR, YULEE

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 06/20/2023 |
| INC DATE |  | AG DATE   | MLU        |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 515,129   |             |
| TOTAL MARKET OB/XF VALUE  |  | 13,251    |             |
| TOTAL LAND VALUE - MARKET |  | 84,000    |             |
| TOTAL MARKET VALUE        |  | 612,380   |             |
| SOH/AGL Deduction         |  | 130,247   |             |
| ASSESSED VALUE            |  | 482,133   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 432,133   |             |
| TOTAL JUST VALUE          |  | 612,380   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 590,203   |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B18402     | ADDITION    | 11,880 | 10/31/2006 |
| R09634     | REPAIR/RRF  | 1,000  | 08/01/2006 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2579/1649                    | 7/21/2022 | QC        | U   | V   | 11     | 100        |
| GRANTOR: JOHNSON STEVEN E    |           |           |     |     |        |            |
| GRANTEE: BRAUN HOLLIS A LAMB |           |           |     |     |        |            |
| 2579/1073                    | 7/21/2022 | QC        | U   | I   | 11     | 100        |
| GRANTOR: JOHNSON STEVEN E    |           |           |     |     |        |            |
| GRANTEE: BRAUN HOLLIS A LAMB |           |           |     |     |        |            |

BUILDING NOTES

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] L3 U3 W5 FSP=[YR=2004] N10 W33 S10 E1 S3 E29 U3 R3 \$ L3 D3 W29 N3 W35 S19 E9 S9 BAS=[YR=2007] W11 S17 E11 N17\$ S19 E14 FOP=[YR=2004] E34 FGR=[YR=2004] S8 E6 S2 E17 N25 W23 S15\$ N9 W34 S9\$ N9 E34 N6 E18 N29\$ PTR= N30 W10 FOP=[YR=2022] W24 N6 FDU=[YR=2022] N14 E24 S14 W24\$ E24 S6\$ E10 S30\$. |  |  |  |  |  |  |  |  |  |