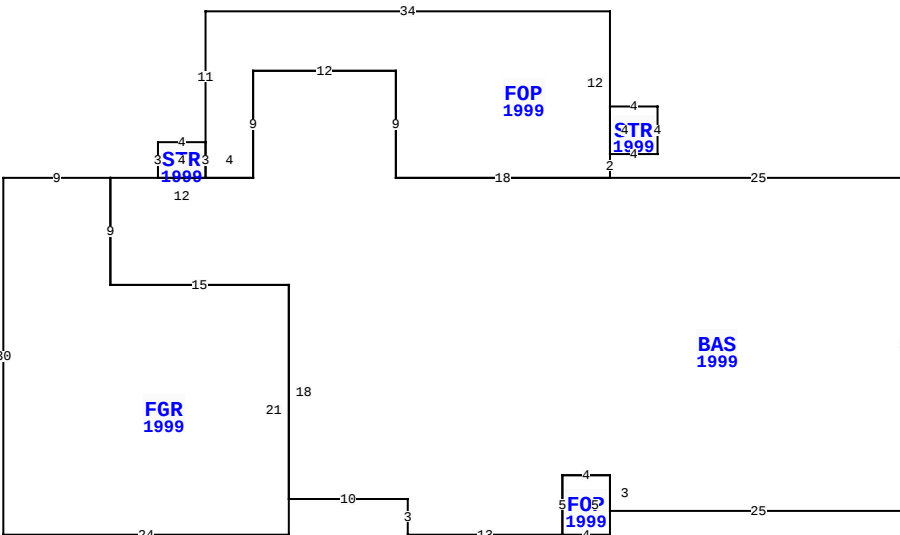


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																			
Exterior Wall	20	FACE BRICK 100								0900	01	2,144	121.9365	152.42	326,788	1999	1999	0	0	0	18.00	82.00	VALUATION BY								STANDARD																								
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2009										Heated Area: 1703										HX Base Yr 2009										Tax Group: 4								Tax Dist:							
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										267,966																									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										86,597																									
Interior Floor	11	CLAY TILE 50																		TOTAL LAND VALUE - MARKET										273,000																									
Interior Floor	13	LVT/LAMNT 50																		TOTAL MARKET VALUE										627,563																									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										359,702																									
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										267,861																																			
Bedrooms		3 100								TOTAL EXEMPTION VALUE										HX HB								50,000																											
Bathrooms		2.5 100								BASE TAXABLE VALUE										217,861																																			
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										627,563																																			
Stories	1.	1. 100								INCON VALUE										0																																			
Units		0 100								INCOME VALUE																																													
BUD8 Adjustme	04	DIST 01 100								PREVIOUS YEAR MKT VALUE										468,985																																			
Occupancy	00	NONE 100																																																					
Quality		04	Quality Level 04																																																				
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	1,703	100	1,703	212,848																																																			
FGR	585	55	322	40,245																																																			
FOP	20	30	6	750																																																			
FOP	368	30	110	13,748																																																			
STR	12	10	1	125																																																			
STR	16	10	2	250																																																			
TOTALS		2,704		2,144	267,966																																																		
EXTRA FEATURES										96330 MARANATHA RD, YULEE																																													
										BLD DATE										LGL DATE																																			
										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	04/22/2024 MLU																																						
1	0510	GARAGE WD-	0 100	16	48	768.00	SF	26.25	26.25	100	2010	2010	3	60	12,096																																								
2	0812	CONCRETE C	0 100	0	0	1,148.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,492																																								
3	0866	POOL FIBER	0 100	34	21	714.00	SF	72.00	72.00	100	1980	1980	3	20	10,282																																								
4	0810	CONCRETE A	0 100	24	38	912.00	SF	6.50	6.50	100	1985	1985	3	47	2,786																																								
5	0810	CONCRETE A	0 100	0	0	144.00	SF	6.50	6.50	100	1985	1985	3	47	440																																								
6	0845	KOOL DECK	0 100	0	0	1,358.00	SF	7.25	7.25	100	1999	1999	3	77	7,581																																								
7	0756	FEP	0 100	16	8	128.00	SF	27.00	27.00	100	2017	2017	3	78	2,696																																								
8	0756	FEP	0 100	16	6	96.00	SF	27.00	27.00	100	2017	2017	3	78	2,022																																								
9	0300	BOAT DCK W	0 100	0	0	1,472.00	SF	40.00	40.00	100	2012	2012	3	68	40,038																																								
10	0350	CARPORT WD	0 100	30	14	420.00	SF	13.00	13.00	100	2017	2017	3	78	4,259																																								
LAND DESCRIPTION										TOTAL OB/XF										83,692																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																															
1	000130	C	SFR WATER	100		RMH	30.00	300.00	62.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	186,000																																						
2	000115	C	SFR ACRES	100		RMH	0.00	0.00	1.45	AC		1.00	1.00	0.75	80,000.00	60,000.00	87,000																																						

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4					
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
																				VALUATION BY										STANDARD									
																				Tax Group: 4										Tax Dist:									
																				BUILDING MARKET VALUE										267,966									
																				TOTAL MARKET OB/XF VALUE										86,597									
																				TOTAL LAND VALUE - MARKET										273,000									
																				TOTAL MARKET VALUE										627,563									
																				SOH/AGL Deduction										359,702									
																				ASSESSED VALUE										267,861									
																				TOTAL EXEMPTION VALUE										HX HB 50,000									
																				BASE TAXABLE VALUE										217,861									
																				TOTAL JUST VALUE										627,563									
																				NCON VALUE										0									
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										468,985									