

LOTS 7 & 8  
IN OR 1871/1221  
EZELL ACRES PB 5/326

WILLIAMS DEBORAH J  
86205 PAGES DAIRY RD  
YULEE, FL 32097

2024

51-3N-27-0497-0007-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 50     |
| Exterior Wall            | 12 | CEDAR 50       |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 06 | CUST PANEL 90  |
| Interior Wall            | 05 | DRYWALL 10     |
| Interior Floor           | 12 | HARDWOOD 80    |
| Interior Floor           | 15 | HARDTILE 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

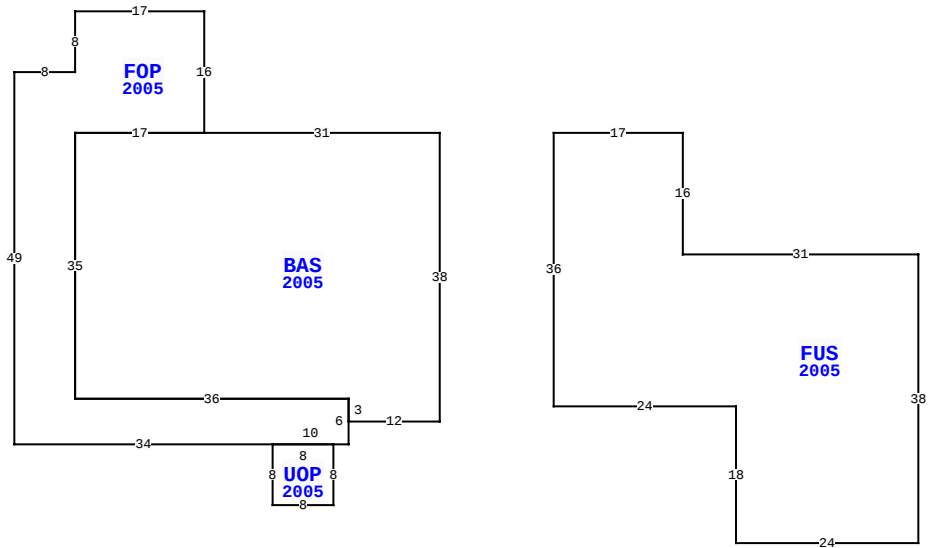
|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,716            | 100         | 1,716        | 183,345              |
| FOP       | 880              | 30          | 264          | 28,207               |
| FUS       | 1,664            | 100         | 1,664        | 177,790              |
| UOP       | 64               | 20          | 13           | 1,389                |
| TOTALS    | 4,324            |             | 3,657        | 390,731              |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 30 | 14 | 420.00 | SF | 6.50     | 6.50           | 100       | 2005    |
| 2              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 2005    |

| MARKET ADJUSTMENTS         |     |           |             |                |                |                   |      |      |                 |      |        |
|----------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            | NORM | % COND |
| 0100                       | 01  | 3,657     | 123.2550    | 117.09         | 428,198        | 2005              | 2005 | 0    | 0               | 8.75 | 91.25  |
| 1 SINGLE FAM - 100% - 2014 |     |           |             |                |                | Heated Area: 3380 |      |      | HX Base Yr 2014 |      |        |



| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1  | 4 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 4              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 390,731      |   |
| TOTAL MARKET OB/XF VALUE  |  | 4,128        |   |
| TOTAL LAND VALUE - MARKET |  | 210,000      |   |
| TOTAL MARKET VALUE        |  | 604,859      |   |
| SOH/AGL Deduction         |  | 289,450      |   |
| ASSESSED VALUE            |  | 315,409      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  | 265,409      |   |
| TOTAL JUST VALUE          |  | 604,859      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 587,419      |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21004574   | SOLAR PANEL | 43,305  | 06/09/2021 |
| B0310985   | NEW CONSTR  | 216,574 | 04/01/2003 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1871/1221                      | 7/30/2013 | WD        | U     | I     | 38     | 290,000    |
| GRANTOR: WILLIAMS RICKY J & DE |           |           |       |       |        |            |
| GRANTEE: WILLIAMS DEBORAH J    |           |           |       |       |        |            |
| 0994/1519                      | 6/28/2001 | WD        | Q     | V     |        | 45,000     |
| GRANTOR: EZELL INVESTMENT CO   |           |           |       |       |        |            |
| GRANTEE: WILLIAMS RICKY J &    |           |           |       |       |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W31 FOP=[YR=2005] N16 W17 S8 W8 S49 E34          |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[YR=2005] S8 E8 N8 W8 \$ E10 N6 W36 N35 E17\$ W17 S35 E36  |  |  |  |  |  |  |  |  |  |  |  |
| S3 E12 N38\$ PTR=E15 FUS=[YR=2005] E17 S16 E31 S38 W24 N18 W24 |  |  |  |  |  |  |  |  |  |  |  |
| N36\$ W15\$ .                                                  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      |         |      |     |    | 4,128  |  |  |  |  |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|--|--|--|--|
| 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 |     | OR       | 0.00  | 0.00  | 2.73        | AC          |     | 1.00      | 1.00   | 0.50    | 80,000.00  | 40,000.00      | 109,200    |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
| 2                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 2.52        | AC          |     | 1.00      | 1.00   | 0.50    | 80,000.00  | 40,000.00      | 100,800    |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |  |  |