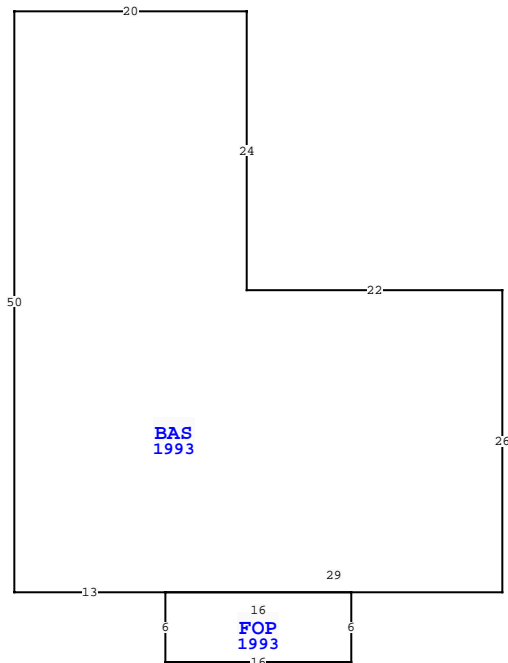


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 70 |
| Interior Floo | 13 | LVT/LAMNT | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| BUD8 Adjustme | 04 | DIST 01 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level | 03 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,572 | 100 | 1993 |
| FOP | 96 | 30 | 1993 |
| TOTALS | 1,668 | | |
| TOTALS | | 1,601 | 141,838 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | - 100% | - 0 | | | | | | | | |
| Heated Area: 1572 | | | | | | HX Base Yr 1982 | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 141,838 |
| TOTAL MARKET OB/XF VALUE | | | 1,239 |
| TOTAL LAND VALUE - MARKET | | | 255,000 |
| TOTAL MARKET VALUE | | | 398,077 |
| SOH/AGL Deduction | | | 277,695 |
| ASSESSED VALUE | | | 120,382 |
| TOTAL EXEMPTION VALUE | HX HB VX | | 55,722 |
| BASE TAXABLE VALUE | | | 64,660 |
| TOTAL JUST VALUE | | | 398,077 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 376,533 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| P12627 | OTHER | 0 | 08/01/2007 |
| E19439 | ELEC OTHER | 0 | 06/01/2007 |
| M13023 | MECH OTHER | 0 | 06/01/2007 |
| R981443 | REPAIR/RRF | 0 | 12/01/1998 |
| R981443 | REPAIR/RRF | 0 | 12/01/1998 |
| 96-1454 | MH MOVE-ON | 0 | 08/01/1996 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2462/1648 | 5/19/2021 | WD | U | I | 11 | 100 |
| GRANTOR: BRUCE JAMES E & MARY | | | | | | |
| GRANTEE: BRUCE JAMES E & MAR | | | | | | |
| 0344/0516 | 9/01/1981 | WD | Q | I | | 42,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

| 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 | 0351 | CARPORT MT | 0 | 100 | 20 | 18 | | | 5.60 | 100 | 2004 | 2004 | 3 | 21 | 423 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | | | 8.50 | 100 | 2006 | 2006 | 3 | 24 | 816 | |

| BUILDING NOTES | | | |
|-----------------------|--|--|--|
| 86190 MACAW RD, YULEE | | | |

| BUILDING DIMENSIONS | | | |
|---|--|--|--|
| BAS=[YR=1993] W22 N24 W20 S50 E13 FOP=[YR=1993] S6 E16 N6 W16 \$ E29 N26 \$. | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000100 | C | RES | 100 | | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 255,000 | | | | | | | |