

BUILDING CHARACTERISTICS

| ELEMENT                    | CD               | CONSTRUCTION     |      |              |                      |
|----------------------------|------------------|------------------|------|--------------|----------------------|
| Exterior Wall              | 19               | COMMON BRK 100   |      |              |                      |
| Roof Structur              | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover                 | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall              | 05               | DRYWALL 100      |      |              |                      |
| Interior Floo              | 09               | PINE WOOD 100    |      |              |                      |
| Air Condition              | 01               | NONE 100         |      |              |                      |
| Heating Type               | 02               | CONVECTION 100   |      |              |                      |
| Bedrooms                   |                  | 3 100            |      |              |                      |
| 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 05      |      |              |                      |
| NEIGHBORHOOD/LOC           | 5001.00          |                  |      |              |                      |
| AREA TYPE                  | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                        | 1,436            | 100              | 1993 | 1,436        | 109,983              |
| FGR                        | 500              | 55               | 1993 | 275          | 21,062               |
| FOP                        | 64               | 30               | 1993 | 19           | 1,455                |
| FSP                        | 336              | 40               | 1993 | 134          | 10,263               |
| TOTALS 2,336 1,864 142,764 |                  |                  |      |              |                      |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0100 | 01  | 1,864     | 111.0000    | 111.00         | 206,904        | 1977 | 1982 | 0    | 0    | 0 31.00 | 69.00  |

1 SINGLE FAM - 0% - 0  
Heated Area: 1436  
HX Base Yr

25

FGR  
1993

25

20

20

43

17

25

24

FSP  
1993

14

14

24

16

FOP  
1993

4

4

24

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| VALUATION BY              |  | STANDARD  |
|---------------------------|--|-----------|
| Tax Group: 4              |  | Tax Dist: |
| BUILDING MARKET VALUE     |  | 142,764   |
| TOTAL MARKET OB/XF VALUE  |  | 822       |
| TOTAL LAND VALUE - MARKET |  | 45,000    |
| TOTAL MARKET VALUE        |  | 188,586   |
| SOH/AGL Deduction         |  | 13,756    |
| ASSESSED VALUE            |  | 174,830   |
| TOTAL EXEMPTION VALUE     |  | 0         |
| BASE TAXABLE VALUE        |  | 174,830   |
| TOTAL JUST VALUE          |  | 188,586   |
| NCON VALUE                |  | 0         |
| INCOME VALUE              |  |           |
| PREVIOUS YEAR MKT VALUE   |  | 182,469   |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2055/0550         | 6/21/2016 | SW        | Q   | I   | 01     | 40,000     |

GRANTOR: CASTLE 2016 LLC

GRANTEE: BADAWI OSMAN

|           |           |    |   |   |    |        |
|-----------|-----------|----|---|---|----|--------|
| 2038/1745 | 3/16/2016 | QC | U | I | 11 | 23,200 |
|-----------|-----------|----|---|---|----|--------|

GRANTOR: AMERIQUEST MORT SECUR

GRANTEE: CASTLE 2016 LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1993] N14 W24 S14 E24\$ W43  
FGR=[YR=1993] W20 S25 E20 N25\$ S25 E20 FOP=[YR=1993] E16 N4  
W16 S4\$ N4 E16 S4 E24 N25\$.

LAND DESCRIPTION

| 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   | 000100   | C   | RES                  | 0   |     | OR       | 209.00 | 209.00 | 1.00        | AC        |     | 1.00      | 1.00   | 1.00    | 45,000.00  | 45,000.00      | 45,000     |                             |      |         |      |     |    |        |

EXTRA FEATURES

57022 ALDERMAN DR, YULEE

TOTAL OB/XF

822

REVIEW DATE

05/10/2024

BY

TWA

Total Acres: 1.00

Total Land Value: 45,000

Market: 0

Agricultural: 0

Common: 45,000

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