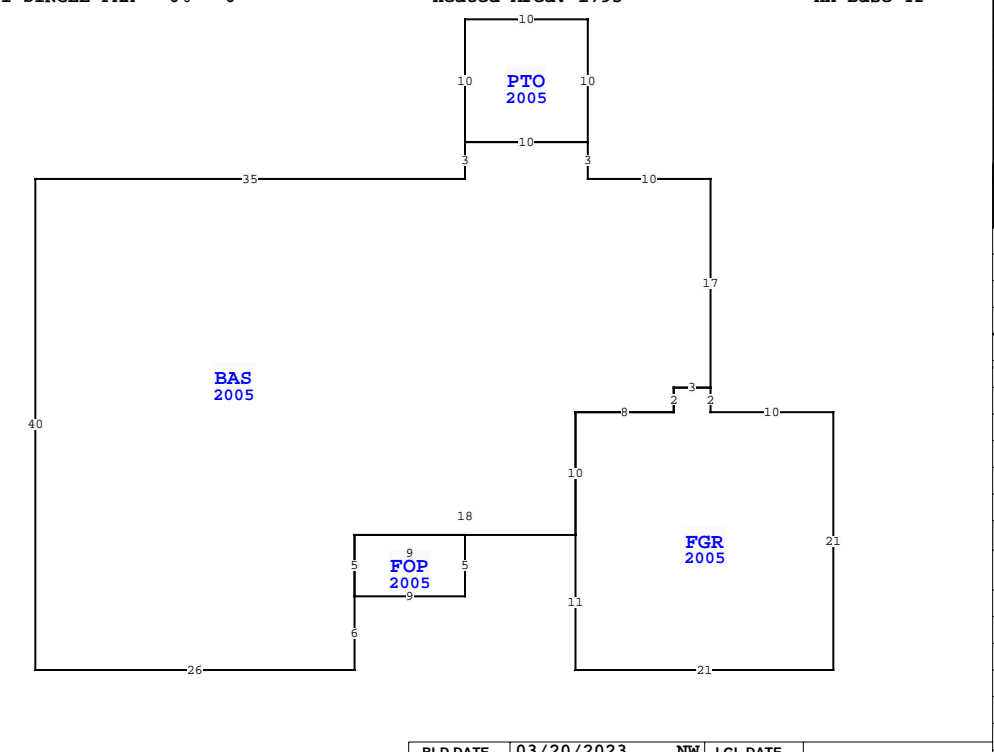


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 05 AVERAGE 70 |
| Exterior Wall | 16 WD FR STUC 30 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 70 |
| Interior Floor | 15 HARDTILE 30 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1. 1. 100 |
| Units | 0 100 |
| Occupancy | 00 NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,060 | 114.0132 | 114.01 | 234,861 | 2005 | 2005 | 0 | 0 | 0 | 9.33 90.67 |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 212,948 |
| TOTAL MARKET OB/XF VALUE | | | 3,511 |
| TOTAL LAND VALUE - MARKET | | | 50,000 |
| TOTAL MARKET VALUE | | | 266,459 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 266,459 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 266,459 |
| TOTAL JUST VALUE | | | 266,459 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 257,414 |

| | | | | | |
|------------------|---------------------|-------------|------|--------------|----------------------|
| Quality | 04 Quality Level 04 | | | | |
| DOR CODE | 0100 SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA 04 | | | | |
| NEIGHBORHOOD/LOC | 4050.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,795 | 100 | 2005 | 1,795 | 185,554 |
| FGR | 447 | 55 | 2005 | 246 | 25,429 |
| FOP | 45 | 30 | 2005 | 14 | 1,447 |
| PTO | 100 | 5 | 2005 | 5 | 517 |
| TOTALS | 2,387 | | | 2,060 | 212,948 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B0413162 | NEW CONSTR | 132,417 | 07/01/2004 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1953/1873 | 12/15/2014 | SW | U | I | 12 | 124,500 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: AMERICAN HOMES 4 RE | | | | | | |
| 1939/1601 | 6/24/2014 | SW | U | I | 12 | 130,400 |
| GRANTOR: BANK OF AMERICA N A | | | | | | |
| GRANTEE: SECRETARY OF HOUSING | | | | | | |

| 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 | 0 | 0 | 0 | | 4.00 | 100 | 2005 | 2005 | 3 | 84 | 3,511 | |

| TOTAL OB/XF | | | | | | | | | | | | 3,511 | | | | |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|----------|------------|----|-----------|--|
| 86336 AUGUSTUS AVE, YULEE | | | | | | | | | | | | BLD DATE | 03/20/2023 | NW | LGL DATE | |
| | | | | | | | | | | | | XF DATE | | | LAND DATE | |
| | | | | | | | | | | | | INC DATE | | | AG DATE | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W10 N3 PTO=[YR=2005] N10 W10 S10 E10\$ W10 S3 | | | | | | | | | | | |
| W35 S40 E26 N6 FOP=[YR=2005] E9 N5 W9 S5\$ N5 E18 | | | | | | | | | | | |
| FGR=[YR=2005] S11 E21 N21 W10 N2 W3 S2 W8 S10\$ N10 E8 N2 E3 | | | | | | | | | | | |
| N17\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | 3,511 | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|
| 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 | 000134 | C | RES POND | 0 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | | | | |