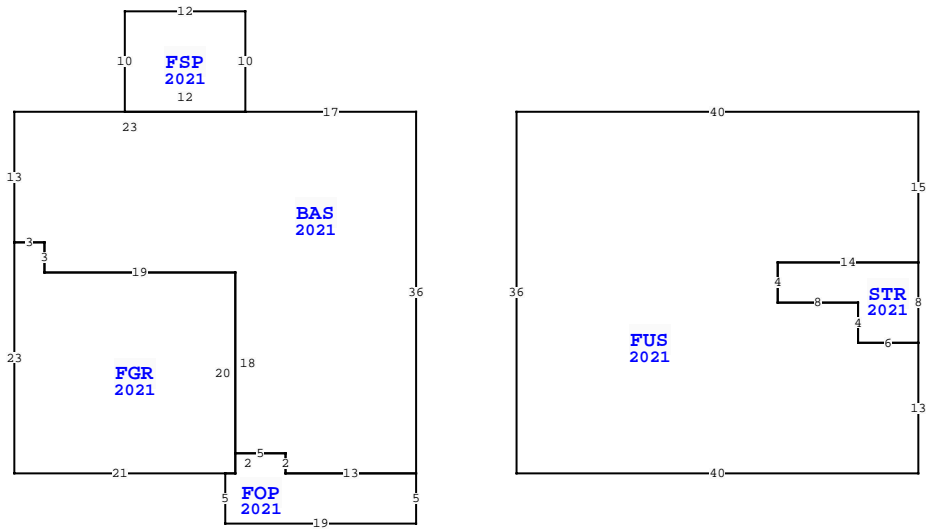


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 70 |
| Interior Floo | 14 | CARPET | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | 4 | 100 | |
| Bathrooms | 2.5 | 100 | |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 2. | 2.100 | |
| Units | 0 | 100 | |
| Occupancy | 00 | NONE | 100 |
| Quality | 04 | Quality Level | 04 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5020.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 981 | 100 | 2021 |
| FGR | 449 | 55 | 2021 |
| FOP | 105 | 30 | 2021 |
| FSP | 120 | 40 | 2021 |
| FUS | 1,360 | 100 | 2021 |
| STR | 80 | 10 | 2021 |
| TOTALS | 3,095 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,676 | 118.0368 | 118.04 | 315,875 | 2021 | 2021 | 0 | 0 | 1.00 | 99.00 |
| 1 SINGLE FAM - 100% - 2022 Heated Area: 2341 HX Base Yr 2022 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 312,716 |
| TOTAL MARKET OB/XF VALUE | | | 6,425 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 384,141 |
| SOH/AGL Deduction | | | 62,985 |
| ASSESSED VALUE | | | 321,156 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 270,434 |
| TOTAL JUST VALUE | | | 384,141 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 355,793 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 21001825 | CO ISSUED | 0 | 11/23/2021 |
| 21001825 | NEW CONSTR | 318,740 | 02/16/2021 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2520/1696 | 11/29/2021 | SW | Q | I | 01 | 346,300 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: DUKE JASON ALEXANDE | | | | | | |
| 2394/1755 | 9/23/2020 | SW | Q | V | 05 | 2,397,400 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

| EXTRA FEATURES | | 75522 CLOVERWOOD CT, YULEE | | | | | | | | | | | | | | |
|----------------|------------|----------------------------|---------|-----|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 36.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 356 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 3 | 9.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 89 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 604.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 5,980 | |

| LAND DESCRIPTION | | TOTAL OB/XF 6,425 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000134 | C | RES POND | 100 | | PUD | 50.00 | 110.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

| BUILDING NOTES | |
|---|--|
| | |
| BUILDING DIMENSIONS | |
| BAS=[YR=2021] W17 FSP=[YR=2021] N10 W12 S10 E12\$ W23 S13 FGR=[YR=2021] S23 E21 FOP=[YR=2021] S5 E19 N5 W13 N2 W5 S2 W1\$ E1 N20 W19 N3 W3\$ E3 S3 E19 S18 E5 S2 E13 N36\$ PTR=E10FUS=[YR=2021] E40 S15 STR=[YR=2021] S8 W6 N4 W8 N4 E14\$ W14 S4 E8 S4 E6 S13 W40 N36\$ W10\$. | |

| REVIEW DATE | | BY | | Total Acres: 0.00 | | Total Land Value: 65,000 | | Market: 0 | | Agricultural: 0 | | Common: 65,000 | | PRINTED 07/30/2025 BY SYS | |
|-------------|--|----|--|-------------------|--|--------------------------|--|-----------|--|-----------------|--|----------------|--|---------------------------|--|
|-------------|--|----|--|-------------------|--|--------------------------|--|-----------|--|-----------------|--|----------------|--|---------------------------|--|