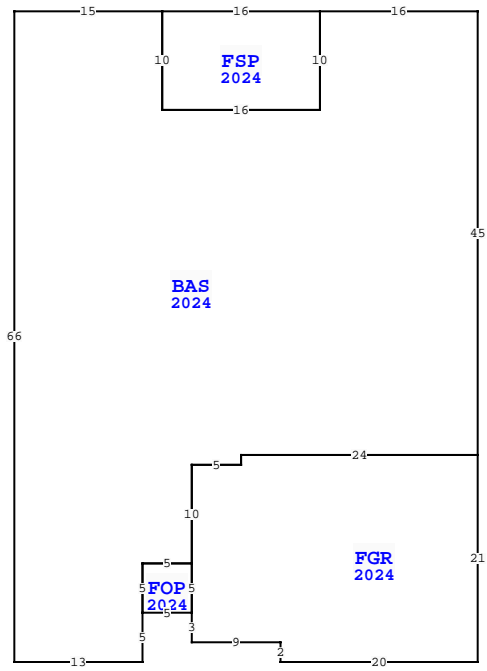


| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|-------------|---------------|--------------|----------------------|
| Exterior Wall | 31 | | HARDIE BRD | 100 | |
| Roof Structur | 03 | | GABLE/HIP | 100 | |
| Roof Cover | 03 | | COMP SHNGL | 100 | |
| Interior Wall | 05 | | DRYWALL | 100 | |
| Interior Floor | 11 | | CLAY TILE | 50 | |
| Interior Floor | 14 | | CARPET | 50 | |
| Air Condition | 03 | | CENTRAL | 100 | |
| Heating Type | 04 | | AIR DUCTED | 100 | |
| Bedrooms | | | 4 | 100 | |
| Bathrooms | | | 3 | 100 | |
| Frame | 02 | | WOOD FRAME | 100 | |
| Stories | 1. | | 1. | 100 | |
| Units | | | 0 | 100 | |
| Quality | 03 | | Quality Level | 03 | |
| DOR CODE | 0100 | | SINGLE FAMILY | | |
| MAP NUM | | | MKT AREA | 05 | |
| NEIGHBORHOOD/LOC | 5020.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,288 | 100 | 2024 | 2,288 | 255,890 |
| FGR | 586 | 55 | 2024 | 322 | 36,012 |
| FOP | 25 | 30 | 2024 | 8 | 895 |
| FSP | 160 | 40 | 2024 | 64 | 7,158 |
| TOTALS | 3,059 | | | 2,682 | 299,955 |

| 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% | - 2025 | | | | | | | | |
| Heated Area: 2288 | | | | | | | | | | HX Base Yr 2025 | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 299,955 |
| TOTAL MARKET OB/XF VALUE | | | 8,980 |
| TOTAL LAND VALUE - MARKET | | | 60,000 |
| TOTAL MARKET VALUE | | | 368,935 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 368,935 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 318,213 |
| TOTAL JUST VALUE | | | 368,935 |
| NCON VALUE | | | 308,935 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|-------------|-------------------|---------|------------|
| CO240003729 | PRIVATE PROV INSP | 424,632 | 04/02/2024 |
| 240003729 | CO | | 04/02/2024 |
| B23-11672 | SFR | 424,632 | 09/13/2023 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2706/723 | 4/16/2024 | SW | Q | I | 01 | 445,500 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: BERNSTEIN STEVEN HA | | | | | | |
| 2661/1530 | 8/16/2023 | SW | Q | V | 05 | 2,352,000 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

| 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 | 0855 | CONC PAVR | 0 | 100 | 0 | 0 | | | 10.00 | 100 | 2025 | 2024 | | 100 | 8,980 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/03/2025 | MLU |

| BUILDING NOTES | |
|--|--|
| 75236 WEATHERSFORD PL, YULEE | |
| BUILDING DIMENSIONS | |
| BAS=[YR=2024;ORIG=67,30] W16 S10 W16 N10 W15 S66 E13 N5 N5 E5 N10 E5 N1 E24 N45 \$ | |
| FGR=[YR=2024;ORIG=67,75] W24 S1 W5 S10 S5 S3 E9 S2 E20 N21 \$ | |
| FSP=[YR=2024;ORIG=51,30] W16 S10 E16 N10 \$ | |
| FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 \$ | |

| 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 | 000135 | C | RES NATURAL | 100 | | PUD | | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |