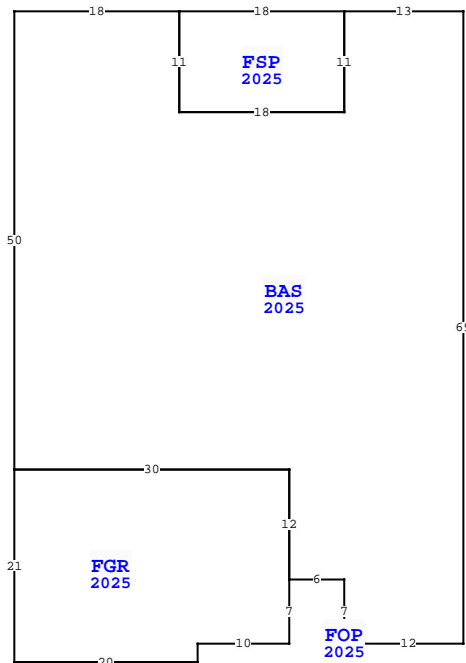


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 100 |
| Interior Finish | NEW | N/A | 0 |
| 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 | 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 | 2,571 | 100 | 2025 |
| FGR | 610 | 55 | 2025 |
| FOP | 0 | 30 | 2025 |
| FSP | 198 | 40 | 2025 |
| TOTALS | 3,379 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,986 | 120.4140 | 120.41 | 359,544 | 2024 | 2024 | 0 | 0 | 0.00 | 100.00 | |
| 1 SINGLE FAM - 0% - 2025 Heated Area: 2571 HX Base Yr | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 359,544 |
| TOTAL MARKET OB/XF VALUE | | | 10,180 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 434,724 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 434,724 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 434,724 |
| TOTAL JUST VALUE | | | 434,724 |
| NCON VALUE | | | 369,724 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 90,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|-------------|-------------------|---------|------------|
| CO240007190 | PRIVATE PROVIDER | 473,213 | 06/18/2024 |
| 240007190 | CO | | 06/18/2024 |
| B240000690 | 2572 HTD/ 614 FGR | 473,213 | 01/19/2024 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2739/1399 | 9/20/2024 | SW | Q | I | 01 | 515,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: NICHOLS CONSTANTINE | | | | | | |
| 2675/1205 | 10/20/2023 | SW | Q | V | 05 | 3,219,000 |
| 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 |
| 1 | 0855 | CONC PAVER | 0 | 0 | 1,018.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | 100 |

| BUILDING NOTES | | | |
|--------------------------|--|--|--|
| 75777 ESTUARY WAY, YULEE | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2025;ORIG=10,10] E18 S11 E18 N11 E13 S69 W12 W1 N7 W6 N12 W30 N50 \$ | | | | | | | | | | | | |
| FGR=[YR=2025;ORIG=40,60] W30 S21 E20 N2 E10 N7 N12 \$ | | | | | | | | | | | | |
| FOP=[YR=2025;ORIG=40,72] E6 D6R0 D0R0 S2 W8 N2 E1 N7 \$ | | | | | | | | | | | | |
| FSP=[YR=2025;ORIG=28,21] E18 N11 W18 S11 \$ | | | | | | | | | | | | |

| 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 | 000134 | C | RES POND | 0 | | PUD | | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | | |