



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 17               | CB STUCCO 100    |
| Roof Structur            | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 11               | CLAY TILE 60     |
| Interior Floo            | 14               | CARPET 40        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 4 100            |
| Bathrooms                |                  | 2 100            |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 1.               | 1. 100           |
| Units                    |                  | 0 100            |
| Occupancy                | 00               | NONE 100         |
|                          |                  |                  |
| Quality                  | 03               | Quality Level 03 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 05      |
| NEIGHBORHOOD/LOC         | 5009.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 2,129            | 100              |
| FGR                      | 399              | 55               |
| FOP                      | 120              | 30               |
| FSP                      | 240              | 40               |
| TOTALS                   | 2,888            |                  |

| MARKET ADJUSTMENTS                                 |                  |             |             |                |                      |      |      |      |      |   |      |        |
|----------------------------------------------------|------------------|-------------|-------------|----------------|----------------------|------|------|------|------|---|------|--------|
| TYPE                                               | MDL              | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW       | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0100                                               | 01               | 2,480       | 109.2480    | 109.25         | 270,940              | 2010 | 2010 | 0    | 0    | 0 | 7.00 | 93.00  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 2129 HX Base Yr |                  |             |             |                |                      |      |      |      |      |   |      |        |
|                                                    |                  |             |             |                |                      |      |      |      |      |   |      |        |
| AREA TYPE                                          | TOTAL GROSS AREA | PCT OF BASE | YEAR        | TOT ADJ AREA   | SUBAREA MARKET VALUE |      |      |      |      |   |      |        |
| BAS                                                | 2,129            | 100         | 2010        | 2,129          | 216,311              |      |      |      |      |   |      |        |
| FGR                                                | 399              | 55          | 2014        | 219            | 22,251               |      |      |      |      |   |      |        |
| FOP                                                | 120              | 30          | 2010        | 36             | 3,658                |      |      |      |      |   |      |        |
| FSP                                                | 240              | 40          | 2010        | 96             | 9,754                |      |      |      |      |   |      |        |
| TOTALS                                             | 2,888            |             |             | 2,480          | 251,974              |      |      |      |      |   |      |        |

| 65037 RIVER GLEN PKWY, YULEE |    |       |                   |              |            |                |   |           |                    |       | XF DATE<br>INC DATE |  | LAND DATE<br>AG DATE |  |
|------------------------------|----|-------|-------------------|--------------|------------|----------------|---|-----------|--------------------|-------|---------------------|--|----------------------|--|
| UNITS                        | UT | Adj R | ADJ UNIT<br>PRICE | ORIG<br>COND | YEAR<br>ON | YEAR<br>ACTUAL | Q | %<br>COND | OB/XF MKT<br>VALUE | NOTES |                     |  |                      |  |
| 523.00                       | SF | 5.20  | 5.20              | 100          | 2010       | 2010           | 3 | 90        | 2,448              |       |                     |  |                      |  |
| 27.00                        | SF | 6.50  | 6.50              | 100          | 2010       | 2010           | 3 | 90        | 158                |       |                     |  |                      |  |
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