



| BUILDING CHARACTERISTICS |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        | MARKET ADJUSTMENTS |           |         |             |      |        |                   |          |                 |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------|-------------|-----------------------------|----------------|--------|--------------------|-----------|---------|-------------|------|--------|-------------------|----------|-----------------|--|------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  | CD               | CONSTRUCTION   | TYPE                                                                                                                                                                                                                                                                                                                                                                                | MDL              | EFF. AREA            | TOT ADJ PTS | EFF. BASE RATE              | REPL. COST NEW | AYB    | EYB                | ECON      | FNCT    |             | NORM | % COND | VALUATION SUMMARY |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 31               | HARDIE BRD 100 | 0100                                                                                                                                                                                                                                                                                                                                                                                | 01               | 2,094                | 106.8200    | 106.82                      | 223,681        | 2023   | 2023               | 0         | 0       | 0           | 0.00 | 100.00 | VALUATION BY      | STANDARD |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Structure           | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2024                                                                                                                                                                                                                                                                                                                                                          |                  |                      |             |                             |                |        |                    |           |         |             |      |        | Heated Area: 1856 |          | HX Base Yr 2024 |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 | <div><div><div>10</div><div>PTO<br/>2023</div></div><div><div>15</div><div>14</div><div>39</div></div><div><div>59</div><div>21</div><div>20</div></div><div><div>13</div><div>21</div><div>15</div></div><div><div>5</div><div>FGR<br/>2023</div></div><div><div>5</div><div>FUP<br/>2023</div></div><div><div>3</div><div>2</div><div>3</div></div></div> <div>BAS<br/>2023</div> |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 08               | SHT VINYL 50   |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 14               | CARPET 50      |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| 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          |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| 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    | YEAR                                                                                                                                                                                                                                                                                                                                                                                | TOT ADJ AREA     | SUBAREA MARKET VALUE |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,856            | 100            | 2023                                                                                                                                                                                                                                                                                                                                                                                | 1,856            | 198,258              |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| FGR                      | 420              | 55             | 2023                                                                                                                                                                                                                                                                                                                                                                                | 231              | 24,675               |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                      | 10               | 30             | 2023                                                                                                                                                                                                                                                                                                                                                                                | 3                | 320                  |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| PTO                      | 70               | 5              | 2023                                                                                                                                                                                                                                                                                                                                                                                | 4                | 427                  |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |                | 2,356                                                                                                                                                                                                                                                                                                                                                                               |                  |                      | 2,094       | 223,681                     |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             | 75583 BRIDGEWATER DR, 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                        | 0811             | CONCRETE B     | 0                                                                                                                                                                                                                                                                                                                                                                                   | 100              | 0                    | 0           | 688.00                      | SF             | 5.20   | 5.20               | 100       | 2024    | 2023        |      | 100    | 3,578             |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| 2                        | 0476             | VF 6 SBPL      | 0                                                                                                                                                                                                                                                                                                                                                                                   | 100              | 0                    | 0           | 180.00                      | LF             | 32.00  | 32.00              | 100       | 2024    | 2023        |      | 99     | 5,702             |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| 3                        | 0470             | VNYL GATE      | 0                                                                                                                                                                                                                                                                                                                                                                                   | 100              | 0                    | 0           | 1.00                        | UT             | 300.00 | 300.00             | 100       | 2024    | 2023        |      | 99     | 297               |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| 4                        | 0462             | ST/AL FNC      | 0                                                                                                                                                                                                                                                                                                                                                                                   | 100              | 96                   | 0           | 384.00                      | SF             | 10.00  | 10.00              | 100       | 2024    | 2023        |      | 98     | 3,763             |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
| 5                        | 0463             | FENCE GATE     | 0                                                                                                                                                                                                                                                                                                                                                                                   | 100              | 0                    | 0           | 1.00                        | UT             | 300.00 | 300.00             | 100       | 2024    | 2023        |      | 99     | 297               |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |                |                                                                                                                                                                                                                                                                                                                                                                                     |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                | </                                                                                                                                                                                                                                                                                                                                                                                  |                  |                      |             |                             |                |        |                    |           |         |             |      |        |                   |          |                 |  |                        |  |  |  |  |  |  |  |  |  |