

| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | 1 | 1 100 |
| Bathrooms | 1 | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | 0 | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | SINGLE FAM | - 0% | - 0 | | 69,993 | 1966 | 1975 | 0 | 0 | 0 | 24.50 | 75.50 | |

Heated Area: 560 HX Base Yr

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 52,845 |
| TOTAL MARKET OB/XF VALUE | | | 8,600 |
| TOTAL LAND VALUE - MARKET | | | 20,000 |
| TOTAL MARKET VALUE | | | 81,445 |
| SOH/AGL Deduction | | | 5,339 |
| ASSESSED VALUE | | | 76,106 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 76,106 |
| TOTAL JUST VALUE | | | 81,445 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 79,752 |

| Quality | CD | Quality Level | | | |
|------------------|------------------|------------------|------|--------------|----------------------|
| 03 | | Quality Level 03 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 05 | | | |
| NEIGHBORHOOD/LOC | 5001.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 560 | 100 | 1993 | 560 | 46,973 |
| FSP | 112 | 40 | 1993 | 45 | 3,775 |
| USP | 36 | 30 | 1993 | 11 | 923 |
| UST | 30 | 45 | 1993 | 14 | 1,174 |
| TOTALS | 738 | | | 630 | 52,845 |

75093 TWISTED OAK DR, YULEE

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| B9905978 | ADDITION | 4,800 | 04/01/1999 |
| 97-3483 | CHNGE SRVC | 0 | 01/01/1997 |
| 95-01852 | GARAGE | 9,792 | 04/01/1995 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1101/1779 | 12/18/2002 | QC | Q | I | 01 | 100 |
| GRANTOR: JENNINGS FRANCES | | | | | | |
| GRANTEE: HARRIS JANICE & FRA | | | | | | |
| 0918/1011 | 2/07/2000 | QD | Q | I | 01 | 100 |
| GRANTOR: JENNINGS ALFRED P | | | | | | |
| GRANTEE: JENNINGS ALFRED & F | | | | | | |

| 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 505.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 66 | 2,166 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 17 | 23 | 391.00 | SF | 10.00 | 10.00 | 100 | 1994 | 1994 | 3 | 20 | 782 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 20 | 200.00 | SF | 20.10 | 20.10 | 100 | 1989 | 1989 | 3 | 20 | 804 | |
| 4 | 0510 | GARAGE WD- | 0 | 0 | 22 | 24 | 528.00 | SF | 35.00 | 35.00 | 100 | 1995 | 1995 | 3 | 20 | 3,696 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 24 | 8 | 192.00 | SF | 30.00 | 30.00 | 100 | 1999 | 1999 | 3 | 20 | 1,152 | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

BUILDING DIMENSIONS
BAS=[YR=1993] W9 USP=[YR=1993] N6 W6 UST=[YR=1993] W5 S6
E5N6\$ S6E6\$ W19 S12 E4 S16 FSP=[YR=1993] S8 E14 N8 W14\$ E14
N16 E10 N12\$.

| 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 | 000100 | C | RES | 0 | | RM | 100.00 | 70.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,000 | | | | | | | |