



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 20  | FACE BRICK 100 |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 14  | CARPET 60      |
| Interior Floo            | 11  | CLAY TILE 40   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.  | 1. 100         |
| Units                    | 0   | 100            |
| BUD8 Adjustme            | 06  | DIST 1D 100    |
| Occupancy                | 00  | NONE 100       |

|                  |         |                     |
|------------------|---------|---------------------|
| Quality          | 01      | Quality Level 01    |
| DOR CODE         | 5501    | TIMBER 2-2 SI 80-89 |
| MAP NUM          |         | MKT AREA 08         |
| NEIGHBORHOOD/LOC | 8005.00 |                     |

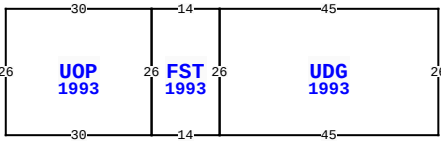
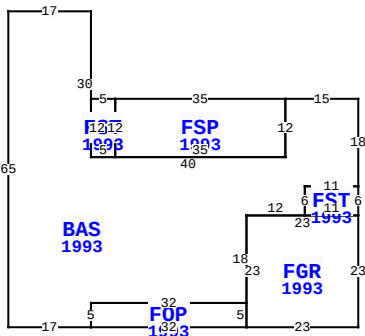
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,455            | 100         | 1993 | 2,455        | 210,776              |
| FGR       | 529              | 55          | 1993 | 291          | 24,984               |
| FOP       | 160              | 30          | 1993 | 48           | 4,121                |
| FSP       | 420              | 40          | 1993 | 168          | 14,424               |
| FST       | 60               | 55          | 1993 | 33           | 2,833                |
| FST       | 66               | 55          | 1993 | 36           | 3,091                |
| FST       | 364              | 55          | 1993 | 200          | 17,171               |
| UDG       | 1,170            | 55          | 1993 | 644          | 55,291               |
| UOP       | 780              | 20          | 1993 | 156          | 13,393               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 6,004 |  |  | 4,031 | 346,085 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |     |    |           |    |          |
|----------------|------------|-------------|-----|-----|-----|----|-----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS     | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0   | 0  | 1.00      | UT | 3,500.00 |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0   | 0  | 690.00    | SF | 5.20     |
| 3              | 0803       | ASPHALT C   | 0   | 100 | 0   | 0  | 4,050.00  | SF | 2.00     |
| 4              | 0940       | SHEDS/PORT  | 0   | 100 | 9   | 11 | 99.00     | SF | 30.00    |
| 5              | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 1,633.00  | SF | 4.00     |
| 6              | 0680       | POLE SHED   | 0   | 100 | 150 | 74 | 11,100.00 | SF | 10.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 005000   | C   | AGRICULTURAL         | 100 | 0006 | OR       | 0.00  | 0.00  | 4.28        |
| 2                | 005501   | A   | TIMBER 2 P S         | 0   |      |          | 0.00  | 0.00  | 3.50        |
| 3                | 009530   | C   | POND                 | 100 |      |          | 0.00  | 0.00  | 1.50        |
| 4                | 009910   | M   | MARKET VALUE         | 0   |      |          | 0.00  | 0.00  | 3.50        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                                                       | 01  | 4,031     | 89.6544     | 118.34         | 477,029        | 1976 | 1985 | 0    | 0    | 27.45 | 72.55  |
| 1 SNGL FAM - 100% - 2008 Heated Area: 2455 HX Base Yr 2008 |     |           |             |                |                |      |      |      |      |       |        |



| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1 6             |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 6              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 346,085   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 41,640    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 237,150   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 521,677   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 266,547   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 255,130   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 105,722   |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 149,408   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 624,875   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 510,042   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B9432      | XFOB        | 52,500 | 03/01/2002 |
| R3949      | REPAIR/RRF  | 3,000  | 03/01/2002 |
| 4687       | CARPORT     | 9,700  | 02/24/1988 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2707/32                        | 4/18/2024  | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: BLACKSHEAR PEGGY J    |            |              |        |        |           |               |  |
| GRANTEE: BLACKSHEAR PEGGY J    |            |              |        |        |           |               |  |
| 1896/0420                      | 12/19/2013 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: BLACKSHEAR PEGGY J TR |            |              |        |        |           |               |  |
| GRANTEE: BLACKSHEAR PEGGY J    |            |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W15 FSP=[YR=1993] W35 FST=[YR=1993] W5 S12 E5N12\$ S12 E35 N12\$ S12 W40 N30 W17 S65 E17 FOP=[YR=1993] E32 FGR=[YR=1993] E23 N23 FST=[YR=1993] N6 W11 S6E11\$ W23S23\$ N5 W32S5\$ N5 E32 N18 E12 N6 E11 N18\$ PTR= E25 UOP=[YR=1993] E30 FST=[YR=1993] E14 UDG=[YR=1993] E45 S26 W45 N26 \$ S26 W14 N26 \$ S26 W30 N26 \$ W25 \$ . |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION   |          |     |                      |     |      |          |       |       |             |
|--------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| TOTAL OB/XF 41,640 |          |     |                      |     |      |          |       |       |             |
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                  | 005000   | C   | AGRICULTURAL         | 100 | 0006 | OR       | 0.00  | 0.00  | 4.28        |
| 2                  | 005501   | A   | TIMBER 2 P S         | 0   |      |          | 0.00  | 0.00  | 3.50        |
| 3                  | 009530   | C   | POND                 | 100 |      |          | 0.00  | 0.00  | 1.50        |
| 4                  | 009910   | M   | MARKET VALUE         | 0   |      |          | 0.00  | 0.00  | 3.50        |