



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 90      |
| Interior Floor           | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5010.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,488            | 100         | 1999 | 1,488        | 77,345               |
| DKC       | 80               | 15          | 2021 | 12           | 624                  |
| DKC       | 100              | 15          | 2021 | 15           | 779                  |
| USP       | 120              | 50          | 2021 | 60           | 3,119                |
| TOTALS    | 1,788            |             |      | 1,575        | 81,867               |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 6  | 5  | 30.00  | SF | 6.50  | 6.50           |       |
| 2              | 1242       | WD DECK A   | 0   | 100 | 20 | 10 | 200.00 | SF | 10.00 | 10.00          |       |
| 3              | 1242       | WD DECK A   | 0   | 100 | 10 | 8  | 80.00  | SF | 10.00 | 10.00          |       |
| 4              | 0940       | SHEDS/PORT  | 0   | 100 | 16 | 12 | 192.00 | SF | 30.00 | 30.00          |       |
| 5              | 0351       | CARPORT MT  | 0   | 100 | 22 | 18 | 396.00 | SF | 10.00 | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | RES                  | 100 |     | RM       | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS      |     |           |             |                |                |      |      |      |      |         |        |
|-------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0800                    | 02  | 1,575     | 117.6000    | 99.96          | 157,437        | 1999 | 2004 | 0    | 0    | 0 48.00 | 52.00  |
| 1 M/H 94+ - 100% - 2019 |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 1488       |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr 2019         |     |           |             |                |                |      |      |      |      |         |        |
|                         |     |           |             |                |                |      |      |      |      |         |        |

|                              |    |       |                |           |          |             |   |        |                 |           |  |
|------------------------------|----|-------|----------------|-----------|----------|-------------|---|--------|-----------------|-----------|--|
| 75421 JOHNSON LAKE RD, YULEE |    |       |                |           | XF DATE  |             |   |        |                 | LAND DATE |  |
|                              |    |       |                |           | INC DATE |             |   |        |                 | AG DATE   |  |
| UNITS                        | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |
| 30.00                        | SF | 6.50  | 6.50           | 100       | 1999     | 1999        | 3 | 75     | 146             |           |  |
| 200.00                       | SF | 10.00 | 10.00          | 100       | 1999     | 1999        | 3 | 20     | 400             |           |  |
| 80.00                        | SF | 10.00 | 10.00          | 100       | 1999     | 1999        | 3 | 20     | 160             |           |  |
| 192.00                       | SF | 30.00 | 30.00          | 100       | 2015     | 2015        | 3 | 65     | 3,744           |           |  |
| 396.00                       | SF | 10.00 | 10.00          | 100       | 2015     | 2015        | 3 | 65     | 2,574           |           |  |
|                              |    |       |                |           |          |             |   |        |                 |           |  |
|                              |    |       |                |           |          |             |   |        |                 |           |  |
|                              |    |       |                |           |          |             |   |        |                 |           |  |
|                              |    |       |                |           |          |             |   |        |                 |           |  |

| NASSAU COUNTY PROPERTY    |  |              |               |
|---------------------------|--|--------------|---------------|
| VALUATION SUMMARY         |  |              | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD     |               |
| Tax Group: 4              |  | Tax Dist:    |               |
| BUILDING MARKET VALUE     |  | 81,867       |               |
| TOTAL MARKET OB/XF VALUE  |  | 7,024        |               |
| TOTAL LAND VALUE - MARKET |  | 55,000       |               |
| TOTAL MARKET VALUE        |  | 143,891      |               |
| SOH/AGL Deduction         |  | 75,129       |               |
| ASSESSED VALUE            |  | 68,762       |               |
| TOTAL EXEMPTION VALUE     |  | HX HB 43,762 |               |
| BASE TAXABLE VALUE        |  | 25,000       |               |
| TOTAL JUST VALUE          |  | 143,891      |               |
| NCON VALUE                |  | 0            |               |
| INCOME VALUE              |  |              |               |
| PREVIOUS YEAR MKT VALUE   |  | 137,528      |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| MH992677   | MH MOVE-ON  | 0   | 05/01/1999 |

| SALES DATA                   |           |           |       |       |            |
|------------------------------|-----------|-----------|-------|-------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q / U | V / I | RSN CD     |
| 2795/1453                    | 6/13/2025 | WD        | Q     | I     | 01         |
|                              |           |           |       |       | SALE PRICE |
|                              |           |           |       |       | 230,000    |
| GRANTOR: JONES JOYCE A       |           |           |       |       |            |
| GRANTEE: CARDENAS DIANA FERN |           |           |       |       |            |
| 2721/339                     | 6/24/2024 | QC        | U     | I     | 11         |
| GRANTOR: JONES RONALD D      |           |           |       |       |            |
| GRANTEE: JONES JOYCE A       |           |           |       |       |            |

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

| BUILDING DIMENSIONS                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1999] W2 DCK=[YR=2021] N10 W10 USP=[YR=2021] W12 S10 E12 N10\$ S10 E10\$ W46 S31 E10 DCK=[YR=2021] S8 E10 N8 W10\$ E38 N31\$. |  |  |  |  |  |  |  |  |  |  |  |