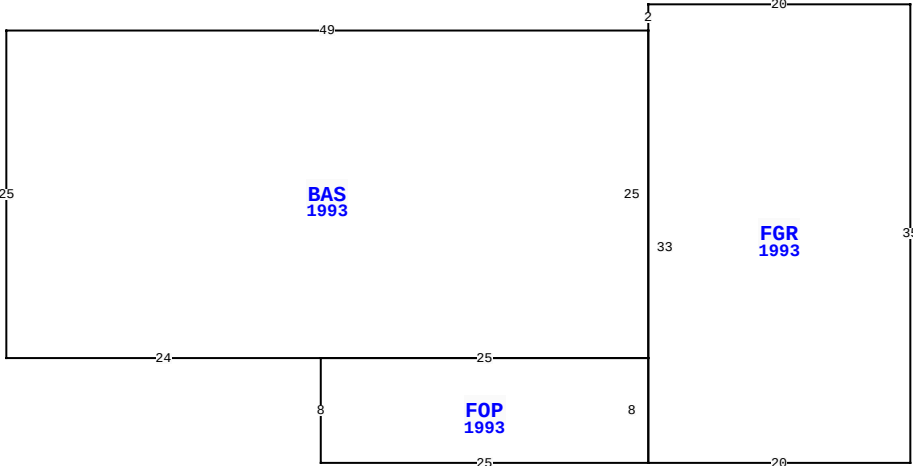


**CUMMINGS AUSTIN THOMAS JR**  
456310 OLD DIXIE HWY  
HILLIARD, FL 32046

**34-3N-24-0000-0003-0010**

| 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   | PD              | NORM  | % COND | VALUATION SUMMARY         |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 20          | FACE BRICK 100   |              | 0100                                                                               | 01    | 1,670     | 100.8000    | 100.80         | 168,336            | 1982    | 1982        | 0    | 0      | 30              | 29.10 | 30.00  | VALUATION BY              |   | STANDARD               |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100    |              | 1 SINGLE FAM - 100% - 2024                                                         |       |           |             |                |                    |         |             |      |        |                 |       |        | Heated Area: 1225         |   |                        |  |       |  |  |     |  |  | HX Base Yr 2024 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100   |              |  |       |           |             |                |                    |         |             |      |        |                 |       |        | BUILDING MARKET VALUE     |   |                        |  |       |  |  |     |  |  | 50,501          |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 04          | PLYWOOD 50       |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        | TOTAL MARKET OB/XF VALUE  |   |                        |  |       |  |  |     |  |  | 3,420           |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 50       |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        | TOTAL LAND VALUE - MARKET |   |                        |  |       |  |  |     |  |  | 69,300          |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 80        |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        | TOTAL MARKET VALUE        |   |                        |  |       |  |  |     |  |  | 123,221         |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 20     |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        | SOH/AGL Deduction         |   |                        |  |       |  |  |     |  |  | 0               |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100      |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        | ASSESSED VALUE            |   |                        |  |       |  |  |     |  |  | 123,221         |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100   |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        | TOTAL EXEMPTION VALUE     |   |                        |  |       |  |  |     |  |  | HX HB 50,722    |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 3 100            |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        | BASE TAXABLE VALUE        |   |                        |  |       |  |  |     |  |  | 72,499          |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100            |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        | TOTAL JUST VALUE          |   |                        |  |       |  |  |     |  |  | 123,221         |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100   |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        | NCON VALUE                |   |                        |  |       |  |  |     |  |  | 0               |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100           |              | INCOME VALUE                                                                       |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100            |              | PREVIOUS YEAR MKT VALUE                                                            |       |           |             |                |                    |         |             |      |        | 177,304         |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            |                  | 04          | DIST 01 100      |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100         |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 01          | Quality Level 01 |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY    |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA         |              |                                                                                    |       |           |             |                |                    |         |             |      |        | 09              |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 9001.00     |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR             | TOT ADJ AREA | SUBAREA MARKET VALUE                                                               |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,225            | 100         | 1993             | 1,225        | 37,044                                                                             |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| FGR                      | 700              | 55          | 1993             | 385          | 11,642                                                                             |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 200              | 30          | 1993             | 60           | 1,814                                                                              |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |             |                  |              | 2,125                                                                              |       |           | 1,670       | 50,501         | BLD DATE           |         |             |      |        | LGL DATE        |       |        |                           |   | 05/21/2025             |  |       |  |  | MLU |  |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                  |              | 456310 OLD DIXIE HWY, HILLIARD                                                     |       |           |             |                | XF DATE            |         |             |      |        | LAND DATE       |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                | INC DATE           |         |             |      |        | AG DATE         |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
| 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                        | 0812             | CONCRETE C  | 0                | 100          | 125                                                                                | 12    |           |             | 1,500.00       | SF                 | 4.00    |             |      |        | 4.00            | 100   | 1990   | 1990                      | 3 | 57                     |  | 3,420 |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |              |                                                                                    |       |           |             |                |                    |         |             |      |        |                 |       |        |                           |   |                        |  |       |  |  |     |  |  |                 |  |  |  |  |  |  |  |  |  |