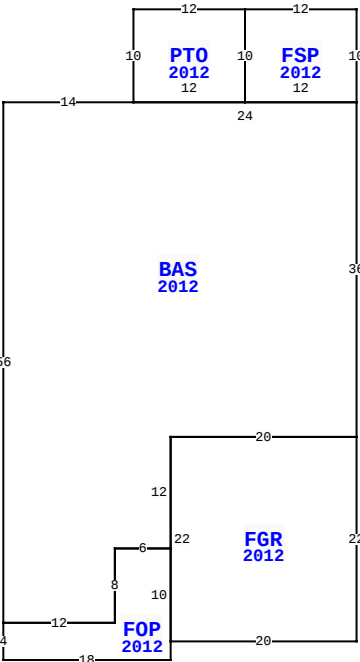


**MARTYN ROBERT THOMAS**  
96362 COMMODORE POINT DR  
YULEE, FL 32097

**37-3N-28-0740-0379-0000**

| 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     | PAGE 1 of 1                 |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 10          | ABOVE AVG 80         |              | 0100                                                                              | 01                | 2,012  | 120.1872  |                | 120.19             | 241,822        | 2012        | 2012   | 0                         | 0                 | 5.60           | 94.40      | VALUATION SUMMARY           |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 16          | WD FR STUC 20        |              | 1 SINGLE FAM - 100% - 2013                                                        |                   |        |           |                |                    |                |             |        |                           | Heated Area: 1680 |                |            |                             |          |                        |            |     |     |        | HX Base Yr 2013 |  |  |  |  |  |  |  |  |  |
| Roof Structure           |                  | 03          | GABLE/HIP 100        |              |  |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| Interior Floor           |                  | 11          | CLAY TILE 60         |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| Interior Floor           |                  | 14          | CARPET 40            |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| 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                |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 04          | Quality Level 04     |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY        |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |              | 04                                                                                |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4038.00     |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE                                                              |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,680            | 100         | 2012                 | 1,680        | 190,612                                                                           |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| FGR                      | 440              | 55          | 2012                 | 242          | 27,457                                                                            |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 120              | 30          | 2012                 | 36           | 4,085                                                                             |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| FSP                      | 120              | 40          | 2012                 | 48           | 5,446                                                                             |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| PTO                      | 120              | 5           | 2012                 | 6            | 681                                                                               |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 2,480       |                      |              | 2,012                                                                             | 228,280           |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              | 96362 COMMODORE POINT DR, YULEE                                                   |                   |        |           |                |                    |                |             |        |                           | BLD DATE          |                |            |                             | LGL DATE |                        | 05/13/2025 |     | MLU |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                | 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                        | 0811             | CONCRETE B  | 0 100                | 0            | 0                                                                                 | 657.00            | SF     | 5.20      | 5.20           | 100                | 2012           | 2012        | 3      | 92                        | 3,143             |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| 2                        | 0476             | VF 6 SBPL   | 0 100                | 0            | 0                                                                                 | 90.00             | LF     | 32.00     | 32.00          | 100                | 2012           | 2012        | 3      | 81                        | 2,333             |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| 3                        | 0479             | VF PICKET   | 0 100                | 0            | 0                                                                                 | 46.00             | LF     | 10.00     | 10.00          | 100                | 2012           | 2012        | 3      | 81                        | 373               |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              |                                                                                   |                   |        |           |                | TOTAL OB/XF 5,849  |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP          | R D                                                                               | LOC ZONE          | FRONT  | DEPTH     | TOT LND UTS    | UNIT TYPE          | D T            | DPTH FACT   | % COND | TOT ADJ                   | UNIT PRICE        | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR     | DENSITY                | DECL       | FRZ | YR  | CONSRV |                 |  |  |  |  |  |  |  |  |  |
| 1                        | 000134           | C           | RES POND             | 100          |                                                                                   | PUD               | 0.00   | 0.00      | 1.00           | LT                 |                | 1.00        | 1.00   | 1.00                      | 65,000.00         | 65,000.00      | 65,000     |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                   |        |           |                |                    |                |             |        |                           |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |
| REVIEW DATE              | 05/12/2019       | BY          | KBA                  | Total Acres: | 0.00                                                                              | Total Land Value: | 65,000 | Market:   | 0              | Agricultural:      | 0              | Common:     | 65,000 | PRINTED 07/30/2025 BY SYS |                   |                |            |                             |          |                        |            |     |     |        |                 |  |  |  |  |  |  |  |  |  |