



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| 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       | 2,065            | 100         | 2016 | 2,065        | 224,740              |
| FGR       | 448              | 55          | 2016 | 246          | 26,773               |
| FOP       | 46               | 30          | 2016 | 14           | 1,524                |
| FSP       | 198              | 40          | 2018 | 79           | 8,598                |
| TOTALS    | 2,757            |             |      | 2,404        | 261,634              |

| EXTRA FEATURES |            |             |         |    |   |        |    |       |       |
|----------------|------------|-------------|---------|----|---|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS  | UT | Adj R | NOTES |
| 1              | 0810       | CONCRETE A  | 0 100   | 24 | 3 | 72.00  | SF | 6.50  |       |
| 2              | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 592.00 | SF | 6.50  |       |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0100                                                         | 01  | 2,404     | 112.7784    | 112.78         | 271,123        | 2016 | 2016 | 0    | 0    |
| 1 SINGLE FAM - 100% - 2022 Heated Area: 2065 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |
|                                                              |     |           |             |                |                |      |      |      |      |
| 86058 WINDFERN CT, YULEE                                     |     |           |             |                |                |      |      |      |      |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  | 05/13/2025 |
| XF DATE  |  | LAND DATE | MLU        |
| INC DATE |  | AG DATE   |            |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 261,634     |
| TOTAL MARKET OB/XF VALUE  |  |  | 4,101       |
| TOTAL LAND VALUE - MARKET |  |  | 65,000      |
| TOTAL MARKET VALUE        |  |  | 330,735     |
| SOH/AGL Deduction         |  |  | 40,862      |
| ASSESSED VALUE            |  |  | 289,873     |
| TOTAL EXEMPTION VALUE     |  |  | 50,722      |
| BASE TAXABLE VALUE        |  |  | 239,151     |
| TOTAL JUST VALUE          |  |  | 330,735     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 320,873     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1531046   | CO ISSUED   | 0       | 06/17/2016 |
| B1531046   | NEW CONSTR  | 254,648 | 08/01/2015 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / I | V / I | RSN CD |
| 2453/1902                      | 4/19/2021 | WD Q      | Q     | I     | 02     |
| GRANTOR: OPENDOOR PROPERTY TRU |           |           |       |       |        |
| GRANTEE: DAILEY CHRISTOPHER    |           |           |       |       |        |
| 2437/1924                      | 2/24/2021 | WD U      | I     | I     | 37     |
| GRANTOR: HAIRE REBECCA J       |           |           |       |       |        |
| GRANTEE: OPENDOOR PROPERTY T   |           |           |       |       |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2016] W2 L2 U2 W8 FSP=[YR=2018] N8 W20 S10 E18 U2 R2 \$ L2 D2 W35 S47 E11 FOP=[YR=2016] S4 E9 N4 W2 N2 W5 S2 W2\$ E2 N2 E5 S2 E11 FGR=[YR=2016] S10 E20 N23 W8 S1 W12 S12\$ N12 E12 N1 E8 N34\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION  |          |          |                      |         |            |                |            |                             |             |
|-------------------|----------|----------|----------------------|---------|------------|----------------|------------|-----------------------------|-------------|
| L N               | USE CODE | CLS      | LAND USE DESCRIPTION | CAP     | R D        | LOC ZONE       | FRONT      | DEPTH                       | TOT LND UTS |
| 1                 | 000100   | C        | RES                  | 100     |            | PUD            | 0.00       | 0.00                        | 1.00        |
| TOTAL OB/XF 4,101 |          |          |                      |         |            |                |            |                             |             |
| UNIT TYPE         | D T      | DPH FACT | % COND               | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR        |
| LT                |          | 1.00     | 1.00                 | 1.00    | 65,000.00  | 65,000.00      | 65,000     |                             |             |