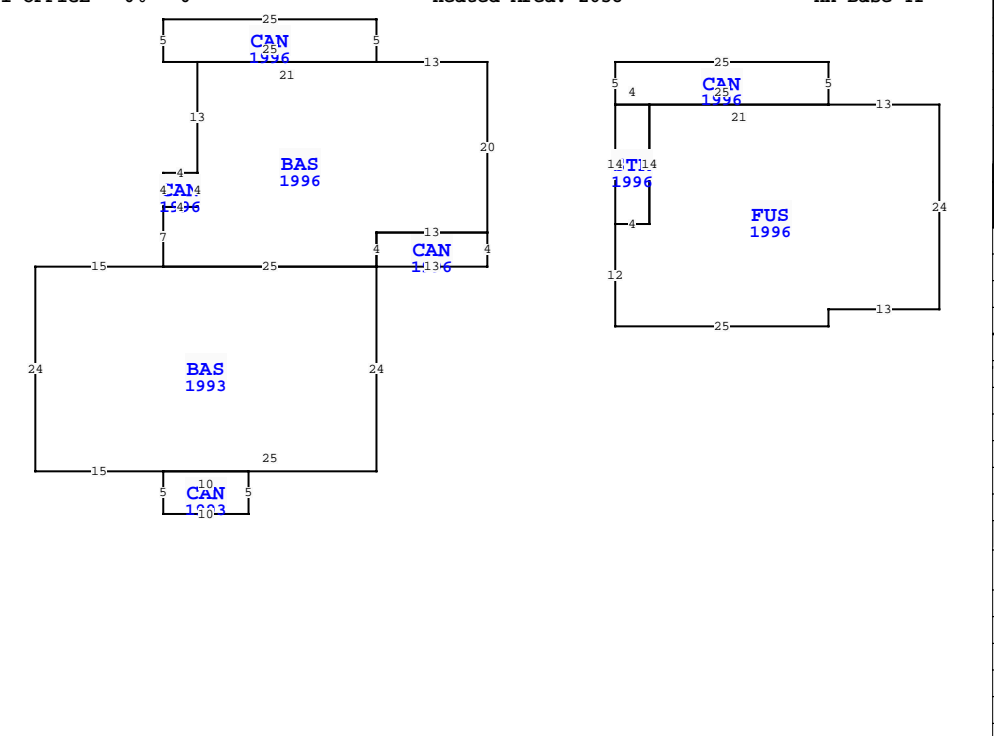




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	11 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	12 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 OWNER OCC 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE - 0%	0									



NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		391,881
TOTAL MARKET OB/XF VALUE		12,869
TOTAL LAND VALUE - MARKET		181,330
TOTAL MARKET VALUE		586,080
SOH/AGL Deduction		13,658
ASSESSED VALUE		572,422
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		572,422
TOTAL JUST VALUE		586,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,982

Quality		03 Quality Level 03			
DOR CODE	1800	MULTI STORY OFFICE			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	65,708
BAS	792	100	1996	792	54,210
CAN	50	30	1993	15	1,027
CAN	16	30	1996	5	342
CAN	52	30	1996	16	1,095
CAN	125	30	1996	38	2,601
CAN	125	30	1996	38	2,601
FUS	906	100	1996	906	62,013
STR	56	10	1996	6	411
TOTALS	3,082			2,776	190,008

EXTRA FEATURES		463499 SR 200, YULEE														
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	0751	UOP	0	0	8	12			96.00	SF	10.00	1988	1988	3	20	192
2	0300	BOAT DCK W	0	0	10	16			160.00	SF	40.00	1988	1988	3	20	1,280
3	0810	CONCRETE A	0	0	8	4			32.00	SF	6.50	1989	1989	3	54.5	113
4	0803	ASPHALT C	0	0	0	0			3,960.00	SF	2.00	1989	1989	3	50	3,960
5	0940	SHEDS/PORT	0	0	16	10			160.00	SF	30.00	1992	1992	3	20	960
6	0940	SHEDS/PORT	0	0	20	10			200.00	SF	30.00	1996	1996	3	20	1,200
7	0810	CONCRETE A	0	0	0	0			350.00	SF	6.50	2004	2004	3	83	1,888
8	0525	GAZEBO	0	0	0	0			1.00	UT	5,000.00	1998	1998	3	25	1,250
9	0978	SECURTY LT	0	0	0	0			5.00	UT	450.00	2005	2005	3	64	1,440
10	1076	TRELLIS A	0	0	31	7			217.00	SF	7.50	2005	2005	3	36	586

TOTAL OB/XF		12,869	
BLD DATE	10/07/2021	KK	LGL DATE
XF DATE	10/07/2021	KK	LAND DATE
INC DATE			AG DATE
			04/25/2025 DC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010299	ROOF	6,000	08/06/2021
E0413162	NEW CONSTR	8,000	07/01/2004
95-2448	ADDITION	61,313	02/05/1996
2795	H/AC	1,850	11/07/1988
3260	NEW CONSTR	1,850	10/24/1988
5247	NEW CONSTR	33,900	10/18/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0724/0612	2/22/1995	WD	U	I	09	115,000
GRANTOR: PIPER DONALD & PATRIC						
GRANTEE: POWELL TERRELL & MA						
0520/1107	6/24/1987	FS	U	V		100
GRANTOR: BENNETT MONETTE M						
GRANTEE: HARRIS MARY JO MINE						

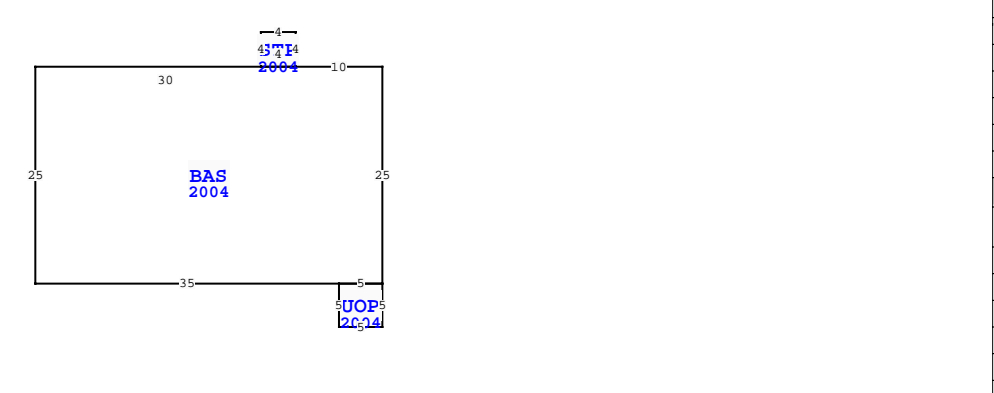
BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1996] W13 CAN=[YR=1996] N5 W25 S5 E25\$ W21 S13	
CAN=[YR=1996] W4 S4 E4 N4\$ S4 W4 S7 BAS=[YR=1993] W15 S24 E15	
CAN=[YR=1993] S5 E10 N5 W10\$ E25 N24 CAN=[YR=1996] E13 N4 W13	
S4\$ W25 \$ E25 N4 E13 N20\$ PTR=E15 CAN=[YR=1996] E25 S5	
FUS=[YR=1996] E13 S24 W13 S2 W25 N12 STR=[YR=1996] N14 E4	
S14 W4\$ E4 N14 E21\$ W25 N5\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF		12,869																				
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	001800	C	MULTISTORY	0	0004	CG	100.00	552.00	35,541.00	SF		1.00	1.00	0.50	10.00	5.00	177,705							
2	009530	C	POND	0		CG	0.00	0.00	1.45	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,625							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
1701	04	2,030	92.1375	129.45	262,784	2004	2004		0	0	10	17.00	73.00



Quality	03	Quality Level 03			
DOR CODE	1800	MULTI STORY OFFICE			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2004	1,000	94,499
DCK	16	10	2004	2	189
DCK	135	10	2004	14	1,323
FUS	1,000	100	2004	1,000	94,499
STP	16	10	2004	2	189
STR	68	10	2004	7	661
UOP	25	20	2004	5	472
TOTALS	2,260			2,030	191,832

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 3
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			391,881
TOTAL MARKET OB/XF VALUE			12,869
TOTAL LAND VALUE - MARKET			181,330
TOTAL MARKET VALUE			586,080
SOH/AGL Deduction			13,658
ASSESSED VALUE			572,422
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			572,422
TOTAL JUST VALUE			586,080
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			561,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0724/0612	2/22/1995	WD	U	I	09	115,000
GRANTOR: PIPER DONALD & PATRIC						
GRANTEE: POWELL TERRELL & MA						
0520/1107	6/24/1987	FS	U	V		100
GRANTOR: BENNETT MONETTE M						
GRANTEE: HARRIS MARY JO MINE						

EXTRA FEATURES																
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

BUILDING NOTES													
463499 SR 200, YULEE													
BLD DATE 10/07/2021 KK LGL DATE 04/25/2025 DC													
XF DATE 10/07/2021 KK LAND DATE													
INC DATE AG DATE													

BUILDING DIMENSIONS													
BAS=[YR=2004] W10 STP=[YR=2004] N4 W4 S4 E4\$ W30 S25 E35													
UOP=[YR=2004] S5 E5 N5 W5\$ E5 N25\$ PTR=N15 FUS=[YR=2004] N25													
DCK=[YR=2004] W13 N5 E27 S5 W14\$ E40 S1 STR=[YR=2004] E11 S4													
W7 S6 DCK=[YR=2004] S4 W4 N4 E4\$ W4 N10\$ S24 W40\$ S15\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			