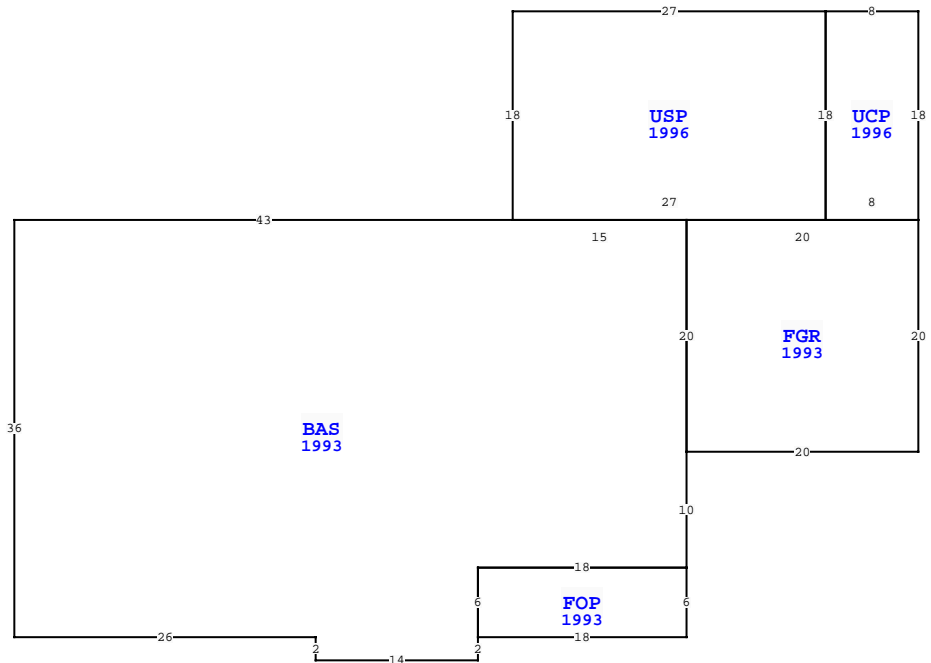




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------|------------------|----|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 80 | |
| Exterior Wall | 20 | FACE BRICK 20 | |
| Roof Structure | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 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 | | 3 100 | |
| Bathrooms | | 2 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Occupancy | 00 | NONE 100 | |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | | 4053.00 | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|-------------------------|-----|-----------|-------------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | | | | | | | | | | | |
| SINGLE FAM - 50% - 2023 | | | Heated Area: 2008 | | | HX Base Yr 2023 | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 2,008 | 100 | 1993 | 2,008 | 175,920 |
| FGR | 400 | 55 | 1993 | 220 | 19,274 |
| FOP | 108 | 30 | 1993 | 32 | 2,804 |
| UCP | 144 | 20 | 1996 | 29 | 2,541 |
| USP | 486 | 30 | 1996 | 146 | 12,791 |
| TOTALS | 3,146 | | | 2,435 | 213,329 |

| 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 | 0500 | FP-PRE FAB | 0 | 50 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 72 | 2,520 | |
| 2 | 0812 | CONCRETE C | 0 | 50 | 0 | 3,039.00 | SF | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 64 | 7,780 | |

| EXTRA FEATURES | | TOTAL OB/XF | |
|-----------------------|---------|----------------|---------|
| BLD DATE | XF DATE | INC DATE | AG DATE |
| | | | |
| 85538 MINER RD, YULEE | | 05/08/2025 MLU | |

| 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 |
| 1 | 000100 | C | RES | 50 | | OR | 0.00 | 0.00 | 1.47 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 124,950 | | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | |
|---------------------------|--------------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | Tax Group: 4 | Tax Dist: | STANDARD |
| BUILDING MARKET VALUE | 213,329 | | |
| TOTAL MARKET OB/XF VALUE | 10,300 | | |
| TOTAL LAND VALUE - MARKET | 124,950 | | |
| TOTAL MARKET VALUE | 348,579 | | |
| SOH/AGL Deduction | 3,674 | | |
| ASSESSED VALUE | 344,905 | | |
| TOTAL EXEMPTION VALUE | HA HAB | 50,722 | |
| BASE TAXABLE VALUE | 294,183 | | |
| TOTAL JUST VALUE | 348,579 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 331,615 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 963226 | ADDITION | 4,284 | 08/01/1996 |
| 8435 | NEW CONSTR | 82,157 | 10/13/1992 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2604/0500 | 11/15/2022 | QC | U | I | 11 | 100 |
| GRANTOR: BROWN DONALD G SR | | | | | | |
| GRANTEE: PIKULA JENNIFER K & | | | | | | |
| 1770/1122 | 12/21/2011 | QC | U | I | 11 | 100 |
| GRANTOR: BURCH TERESA M | | | | | | |
| GRANTEE: BROWN DONALD G SR | | | | | | |

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

| BUILDING DIMENSIONS | |
|---|--|
| UCP=[YR=1996] W8 USP=[YR=1996] W27 S18 BAS=[YR=1993] W43 S36 E26 S2 E14 N2 FOP=[YR=1993] E18 N6 W18 S6\$ N6 E18 N10 FGR=[YR=1993] E20 N20 W20 S20\$ N20 W15\$ E27 N18\$ S18 E8 N18\$. | |