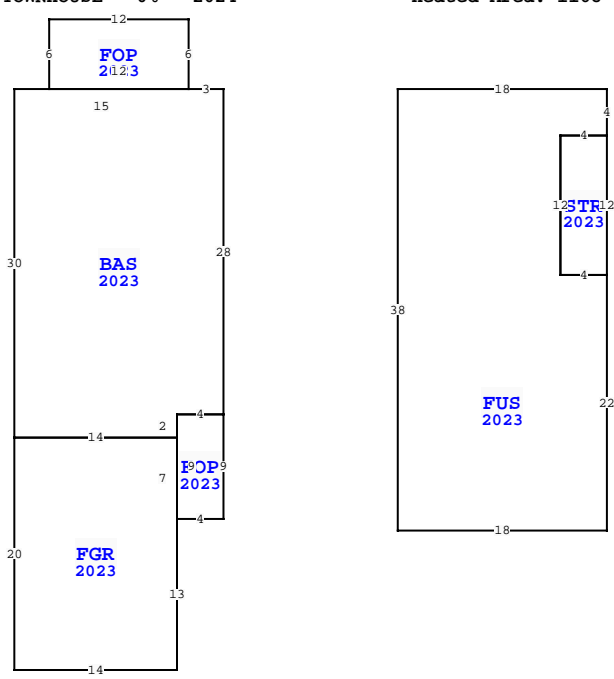




| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |      |
|--------------------------|------------------|------------------|------|
| ELEMENT                  | CD               |                  |      |
| Exterior Wall            | 31               | HARDIE BRD       | 100  |
| Roof Structur            | 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                 |                  | 2                | 100  |
| Bathrooms                |                  | 2.5              | 100  |
| Frame                    | 02               | WOOD FRAME       | 100  |
| Stories                  | 2.               | 2.               | 100  |
| Units                    |                  | 1                | 100  |
| Quality                  | 03               | Quality Level 03 |      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |
| MAP NUM                  |                  | MKT AREA         | 04   |
| NEIGHBORHOOD/LOC         | 4092.00          |                  |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR |
| BAS                      | 532              | 100              | 2023 |
| FGR                      | 280              | 55               | 2023 |
| FOP                      | 36               | 30               | 2023 |
| FOP                      | 72               | 30               | 2023 |
| FUS                      | 636              | 100              | 2023 |
| STR                      | 48               | 10               | 2023 |
| TOTALS                   | 1,604            |                  |      |

| MARKET ADJUSTMENTS |           |           |             |                |                |            |     |      |      |      |        |
|--------------------|-----------|-----------|-------------|----------------|----------------|------------|-----|------|------|------|--------|
| TYPE               | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB        | EYB | ECON | FNCT | NORM | % COND |
| 1                  | TOWNHOUSE | - 0%      | - 2024      |                |                |            |     |      |      |      |        |
| Heated Area: 1168  |           |           |             |                |                | HX Base Yr |     |      |      |      |        |



| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 4              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 170,857  |
| TOTAL MARKET OB/XF VALUE  |           |             | 2,340    |
| TOTAL LAND VALUE - MARKET |           |             | 50,000   |
| TOTAL MARKET VALUE        |           |             | 223,197  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 223,197  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 223,197  |
| TOTAL JUST VALUE          |           |             | 223,197  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 204,656  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 23000832   | CO ISSUED   | 0       | 01/19/2023 |
| 21010450   | NEW CONSTR  | 192,321 | 11/01/2021 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2618/0817                      | 2/07/2023  | SW        | Q     | I     | 01     | 257,000    |
| GRANTOR: D R HORTON INC-JACKSO |            |           |       |       |        |            |
| GRANTEE: RUBANOV PAVEL         |            |           |       |       |        |            |
| 2507/0758                      | 10/21/2021 | WD        | Q     | V     | 05     | 512,000    |
| GRANTOR: PATRIOT RIDGE LLP     |            |           |       |       |        |            |
| GRANTEE: D R HORTON INC-JACK   |            |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 0 | 360.00 | SF | 6.50  | 6.50           | 100       | 2024    |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/30/2025 |
| INC DATE |  | AG DATE   | MLU        |

| BUILDING NOTES             |  |
|----------------------------|--|
| 86648 SHORTLINE CIR, YULEE |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS2023=W3 FOP2023=N6 W12 S6<br>E12\$ W15 S30 FGR2023=S20 E14<br>N13 FOP2023=E4 N9 W4 S9\$ N7<br>W14\$ E14 N2 E4 N28\$ PTR=E15<br>FUS2023=E18 S4 STR2023=S12 W4<br>N12 E4\$ W4 S12 E4 S22 W18 N38\$<br>W15\$. |  |

| 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                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00        | 1.00   | 1.00    | 50,000.00  | 50,000.00      | 50,000     |                             |      |         |      |     |    |        |