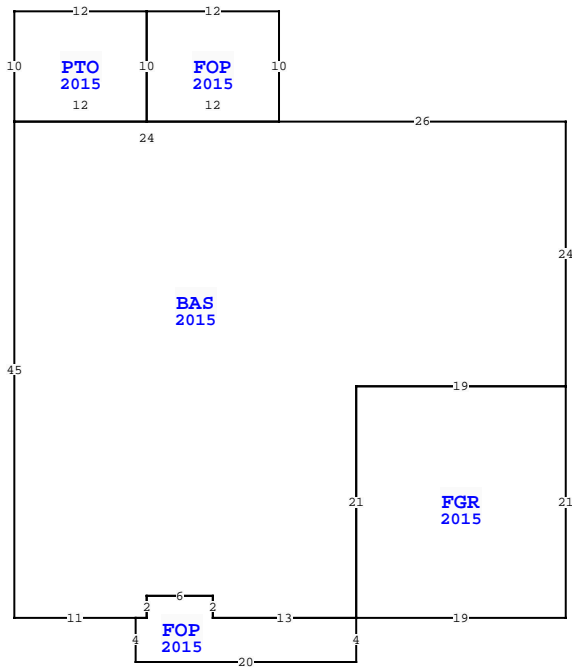


| BUILDING CHARACTERISTICS | | |
|--------------------------|------------------|------------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 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 | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4071.00 | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 1,839 | 100 |
| FGR | 399 | 55 |
| FOP | 92 | 30 |
| FOP | 120 | 30 |
| PTO | 120 | 5 |
| TOTALS | 2,570 | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,128 | 127.5764 | 127.58 | 271,490 | 2015 | 2015 | 0 | 0 | 4.00 | 96.00 | | |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1839 HX Base Yr | | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 260,630 |
| TOTAL MARKET OB/XF VALUE | | | 4,840 |
| TOTAL LAND VALUE - MARKET | | | 50,000 |
| TOTAL MARKET VALUE | | | 315,470 |
| SOH/AGL Deduction | | | 2,949 |
| ASSESSED VALUE | | | 312,521 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 312,521 |
| TOTAL JUST VALUE | | | 315,470 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 303,754 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1529980 | CO ISSUED | 0 | 07/21/2015 |
| B1529980 | NEW CONSTR | 228,548 | 02/01/2015 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1994/1375 | 7/27/2015 | WD Q | Q | I | 01 | 190,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: LEVY MICHAEL | | | | | | |
| 1666/0616 | 1/28/2010 | WD U | V | | 30 | 2,491,000 |
| GRANTOR: HIDEAWAY DEVELOPMENT | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

| EXTRA FEATURES | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|---|--------|----|--------|----------------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE |
| 1 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 525.00 | SF | 5.20 | 5.20 |
| 2 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 |
| 3 | 0471 | VINYL FNC | 0 | 0 | 0 | 0 | 66.00 | LF | 32.00 | 32.00 |

| TOTAL OB/XF | | | | | | | | | | | | | | | | | |
|---------------------------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 |
| 86021 TROPICANNA CT, YULEE | | | | | | | | | | | | | | | | | |
| BLD DATE 05/17/2022 NW LGL DATE | | | | | | | | | | | | | | | | | |
| XF DATE LAND DATE | | | | | | | | | | | | | | | | | |
| INC DATE AG DATE | | | | | | | | | | | | | | | | | |
| TOTAL OB/XF 4,840 | | | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2015] W26 FOP=[YR=2015] N10 W12 PTO=[YR=2015] W12 S10 E12 N10 \$ S10 E12 \$ W24 S45 E11 FOP=[YR=2015] S4 E20 N4 FGR=[YR=2015] E19 N21 W19 S21\$ W13 N2 W6 S2 W1 \$ E1 N2 E6 S2 E13 N21 E19 N24 \$. | | | | | | | | | |

| 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 | | | | | | | |