

LOT 27  
IN OR 1949/1651  
ROSES BLUFF SUB PB 7/110

WINCEK MARK E & CADEY J  
97358 BLUFF VIEW CIRCLE  
YULEE, FL 32097

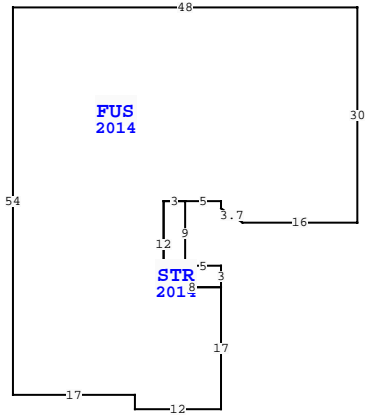
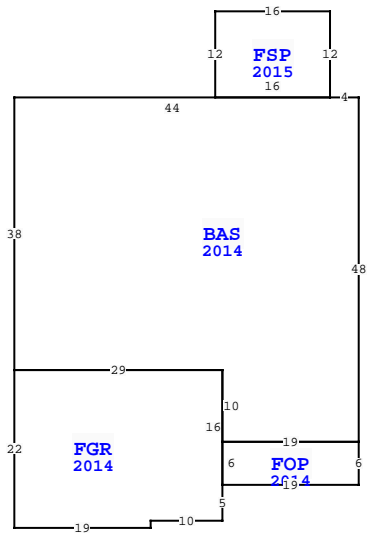
2025

42-3N-28-1870-0027-0000



| ELEMENT                  |                  | BUILDING CHARACTERISTICS |      |
|--------------------------|------------------|--------------------------|------|
| CD                       | CONSTRUCTION     |                          |      |
| 31                       | HARDIE BRD 70    |                          |      |
| 16                       | WD FR STUC 30    |                          |      |
| 03                       | GABLE/HIP 100    |                          |      |
| 03                       | COMP SHNGL 100   |                          |      |
| 05                       | DRYWALL 100      |                          |      |
| 11                       | CLAY TILE 60     |                          |      |
| 14                       | CARPET 40        |                          |      |
| 03                       | CENTRAL 100      |                          |      |
| 04                       | AIR DUCTED 100   |                          |      |
| 5                        | 100              |                          |      |
| 4.5                      | 100              |                          |      |
| 02                       | WOOD FRAME 100   |                          |      |
| 2.                       | 2.100            |                          |      |
| 0                        | 100              |                          |      |
| 00                       | NONE 100         |                          |      |
| 05                       | Quality Level 05 |                          |      |
| 0100                     | SINGLE FAMILY    |                          |      |
|                          | MKT AREA         | 04                       |      |
| NEIGHBORHOOD/LOC 4063.00 |                  |                          |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE              | YEAR |
| BAS                      | 2,014            | 100                      | 2014 |
| FGR                      | 628              | 55                       | 2014 |
| FOP                      | 114              | 30                       | 2014 |
| FSP                      | 192              | 40                       | 2015 |
| FUS                      | 2,061            | 100                      | 2014 |
| STR                      | 51               | 10                       | 2014 |
| TOTALS                   | 5,060            |                          |      |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100   | 01  | 4,536     | 109.5468    | 109.55         | 496,919        | 2014 | 2014 | 0    | 0    | 4.65 | 95.35  |
| 1 SINGLE FAM - 100% - 2018 Heated Area: 4075 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |      |        |



| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1  | 4 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 4              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 473,812      |   |
| TOTAL MARKET OB/XF VALUE  |  | 64,615       |   |
| TOTAL LAND VALUE - MARKET |  | 125,000      |   |
| TOTAL MARKET VALUE        |  | 663,427      |   |
| SOH/AGL Deduction         |  | 230,977      |   |
| ASSESSED VALUE            |  | 432,450      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,722 |   |
| BASE TAXABLE VALUE        |  | 381,728      |   |
| TOTAL JUST VALUE          |  | 663,427      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 628,235      |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22004803   | SWIM POOL   | 95,000  | 03/29/2022 |
| B1428919   | CO ISSUED   | 0       | 11/21/2014 |
| B1428919   | NEW CONSTR  | 486,169 | 06/01/2014 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1949/1651                      | 11/25/2014 | WD Q      | Q   | I   | 01     | 345,000    |
| GRANTOR: D R HORTON INC-JACKSO |            |           |     |     |        |            |
| GRANTEE: WINCEK MARK E & CAD   |            |           |     |     |        |            |
| 1709/1605                      | 11/10/2010 | QC U      | U   | I   | 11     | 100        |
| GRANTOR: ROSE'S BLUFF HOMEOWNE |            |           |     |     |        |            |
| GRANTEE: D R HORTON INC        |            |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |     |     |          |    |          |                |           |         |
|----------------|------------|-------------|---------|-----|-----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W   | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0       | 100 | 0   | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2014    |
| 2              | 0811       | CONCRETE B  | 0       | 100 | 0   | 1,241.00 | SF | 5.20     | 5.20           | 100       | 2014    |
| 3              | 0476       | VF 6 SBPL   | 0       | 100 | 0   | 155.00   | LF | 32.00    | 32.00          | 100       | 2020    |
| 4              | 0470       | VNYL GATE   | 0       | 100 | 0   | 2.00     | UT | 300.00   | 300.00         | 100       | 2020    |
| 5              | 0462       | ST/AL FNC   | 0       | 100 | 100 | 400.00   | SF | 10.00    | 10.00          | 100       | 2020    |
| 6              | 0463       | FENCE GATE  | 0       | 100 | 0   | 1.00     | UT | 300.00   | 300.00         | 100       | 2020    |
| 7              | 0861       | POOL GUNIT  | 0       | 100 | 0   | 420.00   | SF | 85.00    | 85.00          | 100       | 2022    |
| 8              | 0855       | CONC PAVR   | 0       | 100 | 0   | 1,035.00 | SF | 10.00    | 10.00          | 100       | 2022    |
| 9              | 0871       | POOL HTR R  | 0       | 100 | 0   | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2022    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     | 64,615 |  |  |  |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|--------|--|--|--|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |        |  |  |  |
| 1           | 000100   | C   | RES                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     |        |  |  |  |

| BUILDING NOTES  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2014] W4 FSP=[YR=2015] N12 W16 S12 E16\$ W44 S38        |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2014] S22 E19 N1 E10 N5FOP=[YR=2014] E19 N6 W19 S6      |  |  |  |  |  |  |  |  |  |  |  |
| \$ N16 W29 \$ E29 S10 E19 N48 \$ PTR= E30 FUS=[YR=2014] E48 S30 |  |  |  |  |  |  |  |  |  |  |  |
| W16 U2 L3 N1 W5 STR=[YR=2014] S9 E5 S3 W8 N12 E3\$ W3 S12       |  |  |  |  |  |  |  |  |  |  |  |
| E8 S17 W12 N2 W17 N54\$ W30 \$.                                 |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2014] W4 FSP=[YR=2015] N12 W16 S12 E16\$ W44 S38        |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2014] S22 E19 N1 E10 N5FOP=[YR=2014] E19 N6 W19 S6      |  |  |  |  |  |  |  |  |  |  |  |
| \$ N16 W29 \$ E29 S10 E19 N48 \$ PTR= E30 FUS=[YR=2014] E48 S30 |  |  |  |  |  |  |  |  |  |  |  |
| W16 U2 L3 N1 W5 STR=[YR=2014] S9 E5 S3 W8 N12 E3\$ W3 S12       |  |  |  |  |  |  |  |  |  |  |  |
| E8 S17 W12 N2 W17 N54\$ W30 \$.                                 |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |  |  |  | 64,615 |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--|--|--|--------|--|--|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |             |  |  |  |        |  |  |  |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     |             |  |  |  |        |  |  |  |