

**BROWNING CALVIN**  
85315 WESLEY ROAD  
YULEE, FL 32097

**43-2N-27-4642-0007-0000**

| BUILDING CHARACTERISTICS |            |                  |                      |                  |     |          |          |              |             | MARKET ADJUSTMENTS     |           |             |             |                |            |                   |            |                             |      | NASSAU COUNTY PROPERTY |      |      |    |           |  |            |  |        |  | PAGE 1 of 1       |  |                          |  | 4 |  |  |  |  |  |  |  |
|--------------------------|------------|------------------|----------------------|------------------|-----|----------|----------|--------------|-------------|------------------------|-----------|-------------|-------------|----------------|------------|-------------------|------------|-----------------------------|------|------------------------|------|------|----|-----------|--|------------|--|--------|--|-------------------|--|--------------------------|--|---|--|--|--|--|--|--|--|
| ELEMENT                  |            | CD               |                      | CONSTRUCTION     |     | TYPE     |          | MDL          |             | EFF. AREA              |           | TOT ADJ PTS |             | EFF. BASE RATE |            | REPL. COST NEW    |            | AYB                         |      | EYB                    |      | ECON |    | FNCT      |  | NORM       |  | % COND |  | VALUATION SUMMARY |  |                          |  |   |  |  |  |  |  |  |  |
| Exterior Wall            |            | 05               |                      | AVERAGE 100      |     | 0800     |          | 02           |             | 2,280                  |           | 123.2000    |             | 104.72         |            | 238,762           |            | 1997                        |      | 1997                   |      | 0    |    | 0         |  | 0 65.00    |  | 35.00  |  | VALUATION BY      |  |                          |  |   |  |  |  |  |  |  |  |
| Roof Structur            |            | 03               |                      | GABLE/HIP 100    |     | 1        |          | M/H 94+      |             | - 100%                 |           | - 2020      |             |                |            | Heated Area: 2280 |            |                             |      | HX Base Yr             |      | 2020 |    |           |  |            |  |        |  | STANDARD          |  |                          |  |   |  |  |  |  |  |  |  |
| Roof Cover               |            | 12               |                      | MODULAR MT 100   |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | Tax Group: 4             |  |   |  |  |  |  |  |  |  |
| Interior Wall            |            | 05               |                      | DRYWALL 100      |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | Tax Dist:                |  |   |  |  |  |  |  |  |  |
| Interior Floo            |            | 14               |                      | CARPET 80        |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | BUILDING MARKET VALUE    |  |   |  |  |  |  |  |  |  |
| Interior Floo            |            | 08               |                      | SHT VINYL 20     |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | TOTAL MARKET OB/XF VALUE |  |   |  |  |  |  |  |  |  |
| Air Condition            |            | 03               |                      | CENTRAL 100      |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | TOTAL MARKET VALUE       |  |   |  |  |  |  |  |  |  |
| Heating Type             |            | 04               |                      | AIR DUCTED 100   |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | SOH/AGL Deduction        |  |   |  |  |  |  |  |  |  |
| Bedrooms                 |            |                  |                      | 3 100            |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | ASSESSED VALUE           |  |   |  |  |  |  |  |  |  |
| Bathrooms                |            |                  |                      | 2 100            |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | TOTAL EXEMPTION VALUE    |  |   |  |  |  |  |  |  |  |
| Frame                    |            | 02               |                      | WOOD FRAME 100   |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | BASE TAXABLE VALUE       |  |   |  |  |  |  |  |  |  |
| Stories                  |            | 1.               |                      | 1. 100           |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | TOTAL JUST VALUE         |  |   |  |  |  |  |  |  |  |
| Units                    |            |                  |                      | 0 100            |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | NCON VALUE               |  |   |  |  |  |  |  |  |  |
| BUD8 Adjustme            |            | 04               |                      | DIST 01 100      |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | INCOME VALUE             |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | PREVIOUS YEAR MKT VALUE  |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| Quality                  |            | 03               |                      | Quality Level 03 |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| DOR CODE                 |            | 0200             |                      | MOBILE HOME      |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| MAP NUM                  |            |                  |                      | MKT AREA         |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  | 04                       |  |   |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |            |                  |                      | 4048.00          |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| AREA TYPE                |            | TOTAL GROSS AREA |                      | PCT OF BASE      |     | YEAR     |          | TOT ADJ AREA |             | SUBAREA MARKET VALUE   |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| BAS                      |            | 2,280            |                      | 100              |     | 1997     |          | 2,280        |             | 83,567                 |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| TOTALS                   |            | 2,280            |                      |                  |     |          |          | 2,280        |             | 83,567                 |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| EXTRA FEATURES           |            |                  |                      |                  |     |          |          |              |             | 85315 WESLEY RD, YULEE |           |             |             |                |            |                   |            |                             |      | BLD DATE               |      |      |    | LGL DATE  |  | 05/09/2025 |  | MLU    |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      | XF DATE                |      |      |    | LAND DATE |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      | INC DATE               |      |      |    | AG DATE   |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| 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                        | 0812       | CONCRETE C       | 0                    | 100              | 0   | 0        | 1,794.00 | SF           | 4.00        | 4.00                   | 100       | 1993        | 1993        | 3              | 64         | 4,593             |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| 2                        | 0511       | GARAGE CB-       | 0                    | 100              | 24  | 32       | 768.00   | SF           | 40.00       | 40.00                  | 100       | 1994        | 1994        | 3              | 66         | 20,275            |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| 3                        | 0500       | FP-PRE FAB       | 0                    | 100              | 0   | 0        | 1.00     | UT           | 3,500.00    | 3,500.00               | 100       | 1997        | 1997        | 3              | 79         | 2,765             |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| 4                        | 1242       | WD DECK A        | 0                    | 100              | 40  | 15       | 600.00   | SF           | 4.00        | 4.00                   | 100       | 1999        | 1999        | 3              | 20         | 480               |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| 5                        | 0351       | CARPORT MT       | 0                    | 100              | 20  | 18       | 360.00   | SF           | 10.00       | 10.00                  | 100       | 2001        | 2001        | 3              | 20         | 720               |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |            |                  |                      |                  |     |          |          |              |             | TOTAL OB/XF            |           |             |             |                |            |                   |            |                             |      | 28,833                 |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
| L N                      | USE CODE   | CLS              | LAND USE DESCRIPTION | CAP              | R D | LOC ZONE | FRONT    | DEPTH        | TOT LND UTS | UNIT TYPE              | D T       | DPHT 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                  | 100              |     | OR       | 0.00     | 0.00         | 2.00        | LT                     |           | 1.00        | 1.00        | 1.00           | 85,000.00  | 85,000.00         | 170,000    |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          |          |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |
|                          |            |                  |                      |                  |     |          | </       |              |             |                        |           |             |             |                |            |                   |            |                             |      |                        |      |      |    |           |  |            |  |        |  |                   |  |                          |  |   |  |  |  |  |  |  |  |