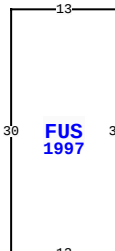
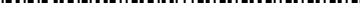




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		12	CEDAR 100		0900	01	2,409	118.3350	156.20	376,286	1997	1997		0	0	13.50	86.50	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2018										Heated Area: 2353					HX Base Yr 2018					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE		430,514							
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		60,126							
Interior Floo		13	LVT/LAMNT 50																						TOTAL LAND VALUE - MARKET		200,000							
Interior Floo		14	CARPET 50																						TOTAL MARKET VALUE		690,640							
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction		283,365							
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE		407,275							
Bedrooms			5 100																						TOTAL EXEMPTION VALUE		HX HB VX		55,722					
Bathrooms			2.5 100																						BASE TAXABLE VALUE		351,553							
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE		690,640							
Stories		3.	3. 100																						NCON VALUE		0							
Units			0 100												INCOME VALUE																			
Occupancy		00	NONE 100												PREVIOUS YEAR MKT VALUE		642,319																	
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA														04																	
NEIGHBORHOOD/LOC		4032.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,289	100	1997	1,289	174,161																													
DCK	164	10	1997	16	2,162																													
FOP	20	30	1997	6	811																													
FOP	115	30	2017	34	4,594																													
FUS	390	100	1997	390	52,694																													
FUS	674	100	1997	674	91,066																													
TOTALS		2,652			2,409	325,487																												
EXTRA FEATURES					97004 KATFISH DR, YULEE										BLD DATE				LGL DATE		04/08/2025		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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580																			
2	0812	CONCRETE C	0 100	0	0	2,256.00	SF	4.00	4.00	100	1998	1998	3	73	6,588																			
3	0855	CONC PAVER	0 100	0	0	365.00	SF	3.00	3.00	100	1998	1998	3	73	799																			
4	0920	CWALL-WD/M	0 100	0	0	95.00	LF	390.00	390.00	100	2005	2005	3	22	8,151																			
5	0300	BOAT DCK W	0 100	0	0	680.00	SF	40.00	40.00	100	2022	2022	3	95	25,840																			
6	0302	FLT DOCK C	0 100	20	10	200.00	SF	50.00	50.00	100	2022	2022	3	93	9,300																			
7	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2022	2022	3	93	2,139																			
8	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2022	2022	3	93	1,860																			
9	0350	CARPORT WD	0 100	20	16	320.00	SF	13.00	13.00	100	2022	2022	3	93	3,869																			
LAND DESCRIPTION										TOTAL OB/XF										60,126														
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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																	
															</																			

DECKER WILLIAM ANTHONY & AMY LYNN L/E/
97004 KATFISH LN
YULEE, FL 32097

2025

[illegible]