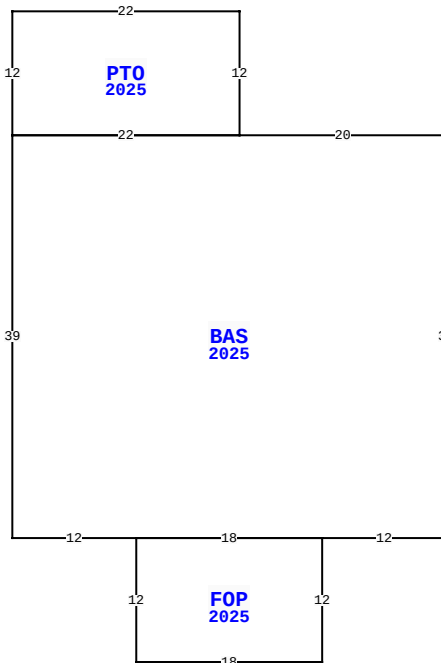


**FARMER KAREN EYVETTE**  
476140 MIDDLE RD  
HILLIARD, FL 32046

**49-4N-25-4260-0026-0010**

| 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            |                  | 31          | HARDIE BRD 100       |              | 0900                                                                              | 01                         | 1,716              | 111.0000  | 146.52                    | 251,428                 | 2024            | 2024        | 0                   | 0         | 0                 | 0        | 0.00                      | 100.00         | VALUATION BY      |                             |      |            |      | STANDARD |              |        |  |  |  |           |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |              | 1 SNGL FAM - 0% - 2025                                                            |                            |                    |           |                           |                         |                 |             |                     |           | Heated Area: 1638 |          |                           |                |                   | HX Base Yr                  |      |            |      |          | Tax Group: 4 |        |  |  |  | Tax Dist: |  |  |  |  |
| Roof Cover               |                  | 05          | COMP SHNGL 100       |              |  |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   | 251,428                     |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| Interior Wall            |                  | 03          | DRYWALL 100          |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   | 24,340                      |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| Interior Floor           |                  | 13          | LVT/LAMNT 100        |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   | 448,075                     |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| Interior Ceiling         |                  | 03          | NEW N/A 0            |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   | 455,990                     |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   | 119,409                     |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |              | 336,581                                                                           |                            |                    |           |                           | TOTAL EXEMPTION VALUE   |                 |             |                     |           | 0                 |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| Bedrooms                 |                  |             | 2 100                |              | 336,581                                                                           |                            |                    |           |                           | BASE TAXABLE VALUE      |                 |             |                     |           | 336,581           |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| Bathrooms                |                  |             | 2 100                |              | 723,843                                                                           |                            |                    |           |                           | TOTAL JUST VALUE        |                 |             |                     |           | 723,843           |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |              | 252,208                                                                           |                            |                    |           |                           | NCON VALUE              |                 |             |                     |           | 252,208           |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |              | INCOME VALUE                                                                      |                            |                    |           |                           | PREVIOUS YEAR MKT VALUE |                 |             |                     |           | 425,904           |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| Units                    |                  |             | 0 100                |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| Quality                  |                  | 03          | Quality Level 03     |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| DOR CODE                 |                  | 5600        | TIMBERLAND 70-79     |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |              | 05                                                                                |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 5003.00     |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE                                                              |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| BAS                      | 1,638            | 100         | 2025                 | 1,638        | 240,000                                                                           |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| FOP                      | 216              | 30          | 2025                 | 65           | 9,524                                                                             |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| PTO                      | 264              | 5           | 2025                 | 13           | 1,905                                                                             |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| TOTALS                   |                  | 2,118       |                      | 1,716        | 251,428                                                                           | 476140 MIDDLE RD, HILLIARD |                    |           |                           |                         |                 |             |                     |           |                   | 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                        | 0680             | POLE SHED   | 0                    | 0            | 62                                                                                | 40                         |                    |           | 10.00                     | 100                     | 2022            | 2022        | 3                   | 95        | 23,560            |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| 2                        | 0810             | CONCRETE A  | 0                    | 0            | 40                                                                                | 3                          |                    |           | 6.50                      | 100                     | 2025            | 2024        |                     | 100       | 780               |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              |                                                                                   |                            |                    |           |                           | TOTAL OB/XF             |                 |             |                     |           |                   |          |                           |                |                   | 24,340                      |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| 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                        | 005600           | A           | TIMBER 3 N S         | 0            |                                                                                   |                            | OR                 | 0.00      | 0.00                      | 17.25                   | AC              |             |                     | 1.00      | 1.00              | 1.00     | 390.00                    | 390.00         | 6,728             |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| 2                        | 005500           | A           | TIMBER 2 N S         | 0            |                                                                                   |                            | OR                 | 0.00      | 0.00                      | 1.75                    | AC              |             |                     | 1.00      | 1.00              | 1.00     | 525.00                    | 525.00         | 919               |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| 3                        | 000100           | C           | RES                  | 0            |                                                                                   |                            | OR                 | 0.00      | 0.00                      | 8.85                    | AC              |             |                     | 1.00      | 1.00              | 1.00     | 19,500.00                 | 19,500.00      | 172,575           |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| 4                        | 009910           | M           | MARKET VALUE         | 0            |                                                                                   |                            | OR                 | 0.00      | 0.00                      | 19.00                   | AC              |             |                     | 1.00      | 1.00              | 1.00     | 14,500.00                 | 14,500.00      | 275,500           |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                                   |                            |                    |           |                           |                         |                 |             |                     |           |                   |          |                           |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |
| REVIEW DATE              |                  | 05/14/2024  |                      | BY           | TWX                                                                               |                            | Total Acres: 27.85 |           | Total Land Value: 180,222 |                         | Market: 275,500 |             | Agricultural: 7,647 |           | Common: 172,575   |          | PRINTED 07/30/2025 BY SYS |                |                   |                             |      |            |      |          |              |        |  |  |  |           |  |  |  |  |