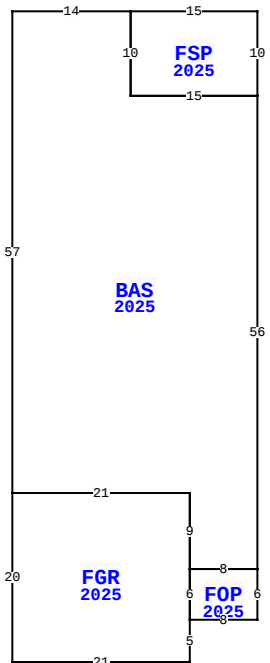


**CONE LESLIE ANN/DEVLIN DEAN ANTHONY**  
730 COOL BREEZE WAY  
YULEE, FL 32097

**50-3N-27-1004-0268-0000**

| 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      | 1,880                      | 126.2240    |                | 313,246            | 2024    | 2024        |      | 0      | 0               | 0.00  | 100.00 | VALUATION BY      |          | STANDARD               |  |                 |           |          |  |              |  |           |  |  |  |
| Roof Structure           |                  | 03          | GABLE/HIP 100    |              | 1 SNGL FAM - 100% - 2025                                                          |         |                            |             |                |                    |         |             |      |        |                 |       |        | Heated Area: 1575 |          |                        |  | HX Base Yr 2025 |           |          |  | Tax Group: 4 |  | Tax Dist: |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100   |              |  |         |                            |             |                |                    |         |             |      |        |                 |       |        | 313,246           |          |                        |  | 5,950           |           |          |  |              |  |           |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100      |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        | 85,000            |          |                        |  | 275,500         |           |          |  |              |  |           |  |  |  |
| Interior Floor           |                  | 13          | LVT/LAMNT 100    |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        | 404,196           |          |                        |  | 128,696         |           |          |  |              |  |           |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100      |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        | 275,500           |          |                        |  | 50,722          |           |          |  |              |  |           |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100   |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        | 224,778           |          |                        |  | 404,196         |           |          |  |              |  |           |  |  |  |
| Bedrooms                 |                  |             | 2 100            |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        | 319,196           |          |                        |  | 75,000          |           |          |  |              |  |           |  |  |  |
| Bathrooms                |                  |             | 2 100            |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100   |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| Stories                  |                  | 1.          | 1. 100           |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| Units                    |                  |             | 0 100            |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| Quality                  |                  | 06          | Quality Level 06 |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY    |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| MAP NUM                  |                  |             | MKT AREA         |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        | 04                |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4094.00     |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR             | TOT ADJ AREA | SUBAREA MARKET VALUE                                                              |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| BAS                      | 1,575            | 100         | 2025             | 1,575        | 262,427                                                                           |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| FGR                      | 420              | 55          | 2025             | 231          | 38,489                                                                            |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| FOP                      | 48               | 30          | 2025             | 14           | 2,333                                                                             |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| FSP                      | 150              | 40          | 2025             | 60           | 9,997                                                                             |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
| TOTALS                   |                  | 2,193       |                  |              | 1,880                                                                             | 313,246 | 730 COOL BREEZE WAY, YULEE |             |                |                    |         |             |      |        |                 |       |        |                   |          | BLD DATE               |  |                 |           | LGL DATE |  | 05/13/2025   |  | MLU       |  |  |  |
| EXTRA FEATURES           |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   | 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                        | 0855             | CONC PAVER  | 0 100            | 0            | 0                                                                                 | 595.00  | SF                         | 10.00       | 10.00          | 100                | 2025    | 2024        |      | 100    | 5,950           |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |
|                          |                  |             |                  |              |                                                                                   |         |                            |             |                |                    |         |             |      |        |                 |       |        |                   |          |                        |  |                 |           |          |  |              |  |           |  |  |  |