

**GROGG FAMILY REVOCABLE TRUST/GROGG CAROL S TRUSTEE**  
326 TRANQUIL TRAIL CIR  
YULEE, FL 32097

**50-3N-27-1004-0313-0000**

| 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            |  | 31 |  | HARDIE BRD 100 |  | 0900 |  | 01   |  | 1,911              |  | 138.6210    |  | 182.98         |  | 349,675        |  | 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               |  | 05 |  | COMP SHNGL 100 |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | BUILDING MARKET VALUE     |  |  |           |   | 349,675      |  |  |  |  |
| Interior Wall            |  | 03 |  | DRYWALL 100    |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | TOTAL MARKET OB/XF VALUE  |  |  |           |   | 3,120        |  |  |  |  |
| Interior Floor           |  | 11 |  | CLAY TILE 100  |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | TOTAL LAND VALUE - MARKET |  |  |           |   | 85,000       |  |  |  |  |
| Air Condition            |  | 03 |  | CENTRAL 100    |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | TOTAL MARKET VALUE        |  |  |           |   | 437,795      |  |  |  |  |
| Heating Type             |  | 04 |  | AIR DUCTED 100 |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | SOH/AGL Deduction         |  |  |           |   | 78,993       |  |  |  |  |
| Bedrooms                 |  |    |  | 2 100          |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | ASSESSED VALUE            |  |  |           |   | 358,802      |  |  |  |  |
| Bathrooms                |  |    |  | 2 100          |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | TOTAL EXEMPTION VALUE     |  |  |           |   | HX HB 50,722 |  |  |  |  |
| Frame                    |  | 02 |  | WOOD FRAME 100 |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | BASE TAXABLE VALUE        |  |  |           |   | 308,080      |  |  |  |  |
| Stories                  |  | 1. |  | 1. 100         |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | TOTAL JUST VALUE          |  |  |           |   | 437,795      |  |  |  |  |
| Units                    |  |    |  | 0 100          |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | NCON VALUE                |  |  |           |   | 352,795      |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | INCOME VALUE              |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  | PREVIOUS YEAR MKT VALUE   |  |  |           |   | 75,000       |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |      |  |                    |  |             |  |                |  |                |  |      |  |                        |  |      |  |         |  |      |  |              |  |                           |  |  |           |   |              |  |  |  |  |