

FANG XIANGDONG D & LIN NA(H&W)/LIN NA  
96040 SCARLET OAKS CT  
YULEE, FL 32097

# 2025



| 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                                                                                                                                 | 16               | WD FR STUC   | 100                  | 0500                     | 01                   | 5,028     | 109.4400                     | 172.92         | 869,442        | 2006               | 2006    | 0           | 0      | 0       | 9.00            | 91.00          | VALUATION BY      |                             | STANDARD |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 08               | IRREGULAR    | 100                  | 1 SFR CUST - 100% - 2024 |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   | Heated Area: 4316           |          |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 08               | CLAY TILE    | 100                  |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   | HX Base Yr 2024             |          |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL      | 100                  |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE    | 50                   |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 12               | HARDWOOD     | 50                   |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL      | 100                  |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED   | 100                  |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                      |                  | 4 100        |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                     |                  | 5.5 100      |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME   | 100                  |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                       | 1.5              | 1.5 100      |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                         |                  | 0 100        |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE         | 100                  |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                       |                  | 01           | Quality Level 01     |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                      |                  | 0100         | SINGLE FAMILY        |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| MAP NUM                                                                                                                                       |                  |              | MKT AREA             |                          | 04                   |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              |                  | 4028.00      |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA             | SUBAREA MARKET VALUE |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                           | 518              | 100          | 2006                 | 518                      | 81,511               |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                           | 2,573            | 100          | 2006                 | 2,573                    | 404,880              |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                           | 998              | 55           | 2006                 | 549                      | 86,389               |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                           | 75               | 30           | 2006                 | 22                       | 3,462                |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 456              | 30           | 2006                 | 137                      | 21,558               |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| FUS                                                                                                                                           | 1,225            | 100          | 2006                 | 1,225                    | 192,763              |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| PTO                                                                                                                                           | 80               | 5            | 2006                 | 4                        | 630                  |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  | 5,925        |                      |                          | 5,028                | 791,192   |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |              |                      |                          |                      |           | 96040 SCARLET OAKS CT, YULEE |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                             | 0500             | FP-PRE FAB   | 0 100                | 0                        | 0                    | 1.00      | UT                           | 3,500.00       | 3,500.00       | 100                | 2006    | 2006        | 3      | 89      | 3,115           |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                             | 0812             | CONCRETE C   | 0 100                | 0                        | 0                    | 2,966.00  | SF                           | 4.00           | 4.00           | 100                | 2006    | 2006        | 3      | 86      | 10,203          |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                             | 0911             | SCRN RM A    | 0 100                | 20                       | 34                   | 680.00    | SF                           | 17.50          | 17.50          | 100                | 2006    | 2006        | 3      | 24      | 2,856           |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                             | 0861             | POOL GUNIT   | 0 100                | 0                        | 0                    | 480.00    | SF                           | 85.00          | 85.00          | 100                | 2006    | 2006        | 3      | 40      | 16,320          |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                             | 0845             | KOOL DECK    | 0 100                | 0                        | 0                    | 470.00    | SF                           | 7.25           | 7.25           | 100                | 2006    | 2006        | 3      | 86      | 2,930           |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                             | 1124             | CB/STC 4"    | 0 100                | 0                        | 0                    | 368.00    | SF                           | 6.50           | 6.50           | 100                | 2006    | 2006        | 3      | 86      | 2,057           |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| 7                                                                                                                                             | 0600             | SUMMER KIT   | 0 100                | 0                        | 0                    | 1.00      | UT                           | 5,000.00       | 5,000.00       | 100                | 2006    | 2006        | 3      | 24      | 1,200           |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |              |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |              |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |              |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |              |                      |                          |                      |           | TOTAL OB/XF                  |                |                |                    |         |             |        |         |                 |                | 38,681            |                             |          |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                             | 000134           | C            | RES POND             | 100                      |                      | RSF-1     | 0.00                         | 0.00           | 1.00           | LT                 |         | 1.00        | 1.00   | 1.00    | 170,000.00      | 170,000.00     | 170,000           |                             |          |                        |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |              |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |              |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |              |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |              |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS |                  |              |                      |                          |                      |           |                              |                |                |                    |         |             |        |         |                 |                |                   |                             |          |                        |      |     |    |        |  |  |  |  |  |