

**DUNCAN LESLIE C**  
86154 PAGES DAIRY RD  
YULEE, FL 32097

**51-3N-27-0000-0037-0130**

| BUILDING CHARACTERISTICS |                  |             |                      |              |                                                                             |          |       |                    |                | MARKET ADJUSTMENTS        |                |                 |        |                     |                   |                 |            |                             |                   | NASSAU COUNTY PROPERTY    |            |     |     |          |                 |  |  |  |  | PAGE 1 of 1 |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|----------------------|--------------|-----------------------------------------------------------------------------|----------|-------|--------------------|----------------|---------------------------|----------------|-----------------|--------|---------------------|-------------------|-----------------|------------|-----------------------------|-------------------|---------------------------|------------|-----|-----|----------|-----------------|--|--|--|--|-------------|--|--|--|--|--|--|--|--|--|
| 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            |                  | 30          | VINYL 100            |              | 0800                                                                        | 02       | 2,128 | 117.2000           | 99.62          | 211,991                   | 2019           | 2019            | 2019   | 0                   | 0                 | 0               | 7.00       | 93.00                       | VALUATION BY      |                           |            |     |     | STANDARD |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |              | 1 M/H 94+ - 100% - 2020                                                     |          |       |                    |                |                           |                |                 |        |                     | Heated Area: 2128 |                 |            |                             |                   | HX Base Yr 2020           |            |     |     |          | Tax Group: 4    |  |  |  |  | Tax Dist:   |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 05          | COMP SHNGL 100       |              | <div>28</div> <div>76</div> <div>28</div> <div>76</div> <div>BAS 2019</div> |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   | BUILDING MARKET VALUE     |            |     |     |          | 197,152         |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 03          | DRYWALL 100          |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   | TOTAL MARKET OB/XF VALUE  |            |     |     |          | 0               |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 80            |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   | TOTAL LAND VALUE - MARKET |            |     |     |          | 562,400         |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 20         |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   | TOTAL MARKET VALUE        |            |     |     |          | 331,573         |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   | SOH/AGL Deduction         |            |     |     |          | 175,570         |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   | ASSESSED VALUE            |            |     |     |          | 156,003         |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 4 100                |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   | TOTAL EXEMPTION VALUE     |            |     |     |          | HX HB WX 55,722 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100                |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   | BASE TAXABLE VALUE        |            |     |     |          | 100,281         |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   | TOTAL JUST VALUE          |            |     |     |          | 759,552         |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   | NCON VALUE                |            |     |     |          | 0               |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100                |              | INCOME VALUE                                                                |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              | PREVIOUS YEAR MKT VALUE                                                     |          |       |                    |                | 732,498                   |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 03          | Quality Level 03     |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 5000        | IMPROVED AG          |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |              | 04                                                                          |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4053.00     |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE                                                        |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| BAS                      | 2,128            | 100         | 2019                 | 2,128        | 197,152                                                                     |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 2,128       |                      |              | 2,128                                                                       | 197,152  |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              | 86154 PAGES DAIRY RD, YULEE                                                 |          |       |                    |                |                           |                |                 |        |                     | BLD DATE          |                 |            |                             | LGL DATE          |                           | 05/08/2025 |     | MLU |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     | XF DATE           |                 |            |                             | LAND DATE         |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     | INC DATE          |                 |            |                             | AG DATE           |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| L N                      | OB/XF CODE       | DESCRIPTION | BLD CAP              | L            | W                                                                           | UNITS    | UT    | Adj R              | ADJ UNIT PRICE | ORIG COND                 | YEAR ON        | YEAR ACTUAL     | Q      | % COND              | OB/XF MKT VALUE   | NOTES           |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   | TOTAL OB/XF               |            |     |     |          |                 |  |  |  |  | 0           |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP          | R D                                                                         | LOC ZONE | FRONT | DEPTH              | TOT LND UTS    | UNIT TYPE                 | D T            | DPTH FACT       | % COND | TOT ADJ             | UNIT PRICE        | ADJ UNIT PRICE  | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR              | DENSITY                   | DECL       | FRZ | YR  | CONSRV   |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| 1                        | 005000           | C           | AGRICULTURAL         | 100          |                                                                             | OR       | 0.00  | 0.00               | 1.52           | AC                        |                | 1.00            | 1.00   | 1.00                | 85,000.00         | 85,000.00       | 129,200    |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| 2                        | 005901           | A           | HARDWOOD SI          | 0            |                                                                             | OR       | 0.00  | 0.00               | 14.05          | AC                        |                | 1.00            | 1.00   | 1.00                | 225.00            | 225.00          | 3,161      |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| 3                        | 005501           | A           | TIMBER 2 P S         | 0            |                                                                             | OR       | 0.00  | 0.00               | 4.00           | AC                        |                | 1.00            | 1.00   | 1.00                | 515.00            | 515.00          | 2,060      |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| 4                        | 009910           | M           | MARKET VALUE         | 0            |                                                                             | OR       | 0.00  | 0.00               | 18.05          | AC                        |                | 1.00            | 1.00   | 0.60                | 40,000.00         | 24,000.00       | 433,200    |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |          |       |                    |                |                           |                |                 |        |                     |                   |                 |            |                             |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| REVIEW DATE              |                  | 06/14/2022  |                      | BY           |                                                                             | KBA      |       | Total Acres: 19.57 |                | Total Land Value: 134,421 |                | Market: 433,200 |        | Agricultural: 5,221 |                   | Common: 129,200 |            | PRINTED 07/30/2025 BY SYS   |                   |                           |            |     |     |          |                 |  |  |  |  |             |  |  |  |  |  |  |  |  |  |