



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 19  | COMMON BRK 60  |
| Exterior Wall            | 30  | VINYL 40       |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 12  | MODULAR MT 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 90      |
| Interior Floor           | 13  | LVT/LAMNT 10   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 2. 100         |
| Units                    | 0   | 100            |
| BUD8 Adjustme            | 04  | DIST 01 100    |
| Occupancy                | 00  | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| 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       | 1,536            | 100         | 1993 | 1,536        | 118,470              |
| FGR       | 504              | 55          | 1993 | 277          | 21,365               |
| FOP       | 64               | 30          | 1993 | 19           | 1,465                |
| FUS       | 1,008            | 100         | 1993 | 1,008        | 77,746               |
| PTO       | 336              | 5           | 1993 | 17           | 1,311                |
| TOTALS    | 3,448            |             |      | 2,857        | 220,358              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,120.00 | SF | 4.00     |
| 3              | 1242       | WD DECK A   | 0   | 100 | 10 | 14 | 140.00   | SF | 10.00    |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 312.00   | SF | 6.50     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0005 | RSF-2300 | 0.00  | 113.00 | 3.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 03/14/2024 | BY | KWA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS         |     |           |             |                |                |      |      |      |      |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0100                       | 01  | 2,857     | 108.4760    | 108.48         | 309,927        | 1974 | 1974 | 0    | 0    |
| 1 SINGLE FAM - 100% - 2024 |     |           |             |                |                |      |      |      |      |
| Heated Area: 2544          |     |           |             |                |                |      |      |      |      |
| HX Base Yr 2024            |     |           |             |                |                |      |      |      |      |

|                        |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|
| 86064 FAITH AVE, YULEE |  |  |  |  |  |  |  |  |  |
| BLD DATE               |  |  |  |  |  |  |  |  |  |
| XF DATE                |  |  |  |  |  |  |  |  |  |
| INC DATE               |  |  |  |  |  |  |  |  |  |
| LGL DATE               |  |  |  |  |  |  |  |  |  |
| LAND DATE              |  |  |  |  |  |  |  |  |  |
| AG DATE                |  |  |  |  |  |  |  |  |  |
| 05/07/2025 MLU         |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |      |          |       |        |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| 5,712       |          |     |                      |     |      |          |       |        |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1           | 000100   | C   | RES                  | 100 | 0005 | RSF-2300 | 0.00  | 113.00 | 3.00        |

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 162,000 | Market: | 0 | Agricultural: | 0 | Common: | 162,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 4 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 220,358   |   |
| TOTAL MARKET OB/XF VALUE  |  | 5,712     |   |
| TOTAL LAND VALUE - MARKET |  | 162,000   |   |
| TOTAL MARKET VALUE        |  | 388,070   |   |
| SOH/AGL Deduction         |  | 26,419    |   |
| ASSESSED VALUE            |  | 361,651   |   |
| TOTAL EXEMPTION VALUE     |  | 50,722    |   |
| BASE TAXABLE VALUE        |  | 310,929   |   |
| TOTAL JUST VALUE          |  | 388,070   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 351,459   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| M982899    | H/AC        | 0   | 02/01/1998 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2654/1624                    | 7/14/2023 | WD        | Q   | I   | 01     | 400,000    |
| GRANTOR: MINSHEW DAVID G     |           |           |     |     |        |            |
| GRANTEE: NURTHEN JOHN M & EL |           |           |     |     |        |            |
| 0265/0527                    | 5/01/1978 | WD        | Q   | I   |        | 58,000     |
| GRANTOR:                     |           |           |     |     |        |            |
| GRANTEE:                     |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993;ORIG=0,0] W32 W24 S20 E24 S13 E32 N33 \$ |  |  |  |  |  |  |  |  |  |
| FUS=[YR=1993;ORIG=-89,0] E24 S42 W24 N42 \$           |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993;ORIG=-56,20] S21 E24 N21 W24 \$          |  |  |  |  |  |  |  |  |  |
| PTO=[YR=1993;ORIG=-32,0] N14 W24 S14 E24 \$           |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993;ORIG=-32,41] E8 N8 W8 S8 \$              |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E15 W15 \$                             |  |  |  |  |  |  |  |  |  |