

**ALTMAN MEGAN MCKEAN**  
86269 MELISSA ROAD  
YULEE, FL 32097

**51-3N-27-4881-0087-0000**

[illegible]

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| 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            |  | 25 |  | MOD METAL 100  |  | 0150 |  | 01                        |  | 750                |  | 101.3650    |  | 53.72          |  | 40,290           |  | 2021 |  | 2021                   |  | 0    |  | 0    |  | 1.50            |  | 98.50    |  | VALUATION BY              |  |  |  |  |  |  |  |  |  |
| Roof Structure           |  | 10 |  | STEEL FRME 100 |  | 2    |  | ACCESSORY U - 100% - 2025 |  |                    |  |             |  |                |  | Heated Area: 480 |  |      |  |                        |  |      |  |      |  | HX Base Yr 2025 |  | STANDARD |  |                           |  |  |  |  |  |  |  |  |  |
| Roof Cover               |  | 12 |  | MODULAR MT 100 |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | Tax Group: 4              |  |  |  |  |  |  |  |  |  |
| Interior Wall            |  | 05 |  | DRYWALL 100    |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| Interior Floor           |  | 13 |  | LVT/LAMNT 100  |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| Air Condition            |  | 03 |  | CENTRAL 100    |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| Heating Type             |  | 04 |  | AIR DUCTED 100 |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |  | 0  |  | 100            |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| Bathrooms                |  | 0  |  | 100            |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| Frame                    |  | 05 |  | STEEL 100      |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| Stories                  |  | 1. |  | 1. 100         |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| Units                    |  | 0  |  | 100            |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| Occupancy                |  | 00 |  | NONE 100       |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | NCON VALUE                |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | INCOME VALUE              |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |    |  |                |  |      |  |                           |  |                    |  |             |  |                |  |                  |  |      |  |                        |  |      |  |      |  |                 |  |          |  |                           |  |  |  |  |  |  |  |  |  |