



| 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  | PAGE 1 of 1 4 |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                          | 05               | AVERAGE 100    | 0100                  | 01           | 1,530                | 96.9000                         | 96.90          | 148,257        | 1955        | 1980           | 0         | 0         | 0           | 18.25   | 81.75         | VALUATION BY STANDARD        |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                          | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 0% - 0 |              |                      |                                 |                |                |             |                |           |           |             |         |               | Heated Area: 1517 HX Base Yr |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                             | 01               | MINIMUM 100    |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              | Tax Group: 4 Tax Dist:            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                          | 05               | DRYWALL 100    |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              | BUILDING MARKET VALUE 121,200     |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floop                                                                                                                                         | 09               | PINE WOOD 100  |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              | TOTAL MARKET OB/XF VALUE 6,416    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                          | 03               | CENTRAL 100    |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              | TOTAL LAND VALUE - MARKET 820,000 |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                           | 04               | AIR DUCTED 100 |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              | TOTAL MARKET VALUE 219,669        |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                               | 3                | 100            |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              | SOH/AGL Deduction 37,283          |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                              | 1                | 100            |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              | ASSESSED VALUE 182,386            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                                  | 02               | WOOD FRAME 100 |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              | TOTAL EXEMPTION VALUE 0           |                             |      |         |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                                | 1.               | 1. 100         |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              | BASE TAXABLE VALUE 182,386        |                             |      |         |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                                  | 0                | 100            |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              | TOTAL JUST VALUE 947,616          |                             |      |         |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                                                              | 00               | NONE 100       | NCON VALUE 0          |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                                |                  | 03             | Quality Level 03      |              | INCOME VALUE         |                                 |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                               |                  | 5000           |                       | IMPROVED AG  |                      | PREVIOUS YEAR MKT VALUE 936,938 |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                                    | 1,517            | 100            | 1993                  | 1,517        | 120,170              |                                 |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                                    | 42               | 30             | 1993                  | 13           | 1,030                |                                 |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                                 |                  | 1,559          |                       | 1,530        | 121,200              |                                 |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                         |                  |                |                       |              |                      | 86164 JOHN GOODBREAD LN, 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                                                                                                                                                      | 1243             | WD DECK F      | 0                     | 0            | 9                    | 8                               | 72.00          | SF             | 8.00        | 8.00           | 100       | 1975      | 1975        | 3       | 20            | 115                          |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                                      | 0810             | CONCRETE A     | 0                     | 0            | 90                   | 4                               | 360.00         | SF             | 6.50        | 6.50           | 100       | 1975      | 1975        | 3       | 25            | 585                          |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                                      | 0940             | SHEDS/PORT     | 0                     | 0            | 15                   | 10                              | 150.00         | SF             | 15.00       | 15.00          | 100       | 1975      | 1975        | 3       | 20            | 450                          |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                                      | 0201             | BARN WD 10     | 0                     | 0            | 51                   | 24                              | 1,224.00       | SF             | 17.00       | 17.00          | 100       | 1975      | 1975        | 3       | 20            | 4,162                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                                      | 0681             | POLE SHED      | 0                     | 0            | 24                   | 10                              | 240.00         | SF             | 15.00       | 15.00          | 100       | 1990      | 1990        | 3       | 20            | 720                          |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                                      | 0940             | SHEDS/PORT     | 0                     | 0            | 8                    | 8                               | 64.00          | SF             | 30.00       | 30.00          | 100       | 1990      | 1990        | 3       | 20            | 384                          |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                       |                  |                |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                                      | 005000           | C              | AGRICULTURAL          | 0            | 0005                 | OR                              | 0.00           | 0.00           | 1.00        | AC             |           | 1.00      | 1.00        | 1.00    | 85,000.00     | 85,000.00                    | 85,000                            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                                      | 005600           | A              | TIMBER 3 N S          | 0            |                      | OR                              | 0.00           | 0.00           | 13.50       | AC             |           | 1.00      | 1.00        | 1.00    | 390.00        | 390.00                       | 5,265                             |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                                      | 005010           | A              | SERVICE ACRE          | 0            |                      | OR                              | 0.00           | 0.00           | 2.00        | AC             |           | 1.00      | 1.00        | 1.00    | 500.00        | 500.00                       | 1,000                             |                             |      |         |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                                      | 005901           | A              | HARDWOOD SI           | 0            |                      | OR                              | 0.00           | 0.00           | 3.50        | AC             |           | 1.00      | 1.00        | 1.00    | 225.00        | 225.00                       | 788                               |                             |      |         |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                                      | 009910           | M              | MARKET VALUE          | 0            |                      | OR                              | 0.00           | 0.00           | 19.00       | AC             |           | 1.00      | 1.00        | 1.00    | 35,000.00     | 35,000.00                    | 665,000                           |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 05/17/2021 BY NWX Total Acres: 20.00 Total Land Value: 92,053 Market: 735,000 Agricultural: 7,053 Common: 85,000 PRINTED 07/30/2025 BY SYS |                  |                |                       |              |                      |                                 |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |