



| 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            | 05               | AVERAGE 100    | 0100                                                                                                                                                 | 01               | 1,538                | 111.9960                            | 117.60         | 180,869        | 1991     | 1991           | 0         | 0       | 0           | 15.75 | 84.25                             | STANDARD          |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100  | 1 SINGLE FAM 100% - 2014                                                                                                                             |                  |                      |                                     |                |                |          |                |           |         |             |       | Heated Area: 1448 HX Base Yr 2014 |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 | <div><div><div>PTO<br/>1993</div><div>BAS<br/>1993</div><div>FST<br/>1993</div><div>UOP<br/>1993</div></div><div><div>FUS<br/>1993</div></div></div> |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 13               | LVT/LAMNT 90   |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 08               | SHT VINYL 10   |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                 | 3                | 100            |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                | 2                | 100            |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                  | 2.               | 2. 100         |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                    | 0                | 100            |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                  |                  |                | 03                                                                                                                                                   | Quality Level 03 |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  |                | 0100                                                                                                                                                 | SINGLE FAMILY    |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                |                                                                                                                                                      | MKT AREA         |                      | 08                                  |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |                | 8011.00                                                                                                                                              |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                                                                                                                                                 | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                      | 680              | 100            | 1993                                                                                                                                                 | 680              | 67,373               |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FST                      | 88               | 55             | 1993                                                                                                                                                 | 48               | 4,756                |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                      | 768              | 100            | 1993                                                                                                                                                 | 768              | 76,092               |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PTO                      | 80               | 5              | 1993                                                                                                                                                 | 4                | 396                  |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| UOP                      | 192              | 20             | 1993                                                                                                                                                 | 38               | 3,765                |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                   | 1,808            |                |                                                                                                                                                      | 1,538            | 152,382              |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                                                                                                                                                      |                  |                      | 12627 SUNOWA SPRINGS TR, BRYCEVILLE |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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       | 1991    | 1991        | 3     | 66                                | 2,310             |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                        | 0500             | FP-PRE FAB     | 0                                                                                                                                                    | 100              | 0                    | 0                                   | 1.00           | UT             | 3,500.00 | 3,500.00       | 100       | 1991    | 1991        | 3     | 66                                | 2,310             |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                        | 0681             | POLE SHED      | 0                                                                                                                                                    | 100              | 30                   | 30                                  | 900.00         | SF             | 15.00    | 15.00          | 100       | 2025    | 2020        | 03    | 87                                | 11,745            |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                      |                  |                      |                                     |                |                |          |                |           |         |             |       |                                   |                   |       |                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |