

PT GOVT LOT 1 OF SEC 7-1S-23E  
& PT GOVT LOT 1 OF  
SEC 8-1S-23E IN OR 688/935

PEEBLES MACK R JR & BEVERLY A  
12133 PEEBLES PLACE  
BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0004-0070



| 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 6                   |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                              |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        | VALUATION BY STANDARD           |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                              |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        | Tax Group: 6                    |  |           |  |             |  | Tax Dist: |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                              |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        | BUILDING MARKET VALUE           |  |           |  |             |  | 0         |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                              |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        | TOTAL MARKET OB/XF VALUE        |  |           |  |             |  | 38,600    |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                              |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        | TOTAL LAND VALUE - MARKET       |  |           |  |             |  | 190,144   |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                              |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        | TOTAL MARKET VALUE              |  |           |  |             |  | 228,744   |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                              |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        | SOH/AGL Deduction               |  |           |  |             |  | 9,428     |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                              |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        | ASSESSED VALUE                  |  |           |  |             |  | 219,316   |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                              |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        | TOTAL EXEMPTION VALUE           |  |           |  |             |  | 0         |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|                              |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        | BASE TAXABLE VALUE              |  |           |  |             |  | 219,316   |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE             |    |                  |  |             |  | 228,744                      |     |              |             |                      |                |            |     |          |      |                |        |                                 |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                   |    |                  |  |             |  | 0                            |     |              |             |                      |                |            |     |          |      |                |        |                                 |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                 |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        |                                 |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE      |    |                  |  |             |  | 332,858                      |     |              |             |                      |                |            |     |          |      |                |        |                                 |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                     |    |                  |  |             |  | 0001                         |     |              |             |                      |                | VAC W/XFOB |     |          |      |                |        |                                 |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                      |    |                  |  |             |  |                              |     |              |             |                      |                | MKT AREA   |     |          |      |                |        | 09                              |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC             |    |                  |  |             |  | 9001.00                      |     |              |             |                      |                |            |     |          |      |                |        |                                 |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                    |    | TOTAL GROSS AREA |  | PCT OF BASE |  | YEAR                         |     | TOT ADJ AREA |             | SUBAREA MARKET VALUE |                |            |     |          |      |                |        |                                 |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                       |    |                  |  |             |  |                              |     |              |             |                      |                |            |     |          |      |                |        |                                 |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES               |    |                  |  |             |  | 12201 PEEBLES PL, BRYCEVILLE |     |              |             |                      |                |            |     |          |      |                |        | BLD DATE<br>XF DATE<br>INC DATE |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| L N                          |    | OB/XF CODE       |  | DESCRIPTION |  | BLD CAP                      |     | L W          |             | UNITS                |                | UT         |     | Adj R    |      | ADJ UNIT PRICE |        | ORIG COND                       |  | YEAR ON   |  | YEAR ACTUAL |  | Q         |  | % COND |  | OB/XF MKT VALUE |  | NOTES      |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| 1                            |    | 0680             |  | POLE SHED   |  | 0 0                          |     | 70 40        |             | 2,800.00             |                | SF         |     | 10.00    |      | 10.00          |        | 100                             |  | 2025      |  | 2023        |  | 3         |  | 95     |  | 26,600          |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| 2                            |    | 0936             |  | SEPTC TANK  |  | 0 0                          |     | 0 0          |             | 1.00                 |                | UT         |     | 6,000.00 |      | 6,000.00       |        | 100                             |  | 2023      |  | 2022        |  |           |  | 100    |  | 6,000           |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| 3                            |    | 0937             |  | WELL        |  | 0 0                          |     | 0 0          |             | 1.00                 |                | UT         |     | 6,000.00 |      | 6,000.00       |        | 100                             |  | 2023      |  | 2022        |  |           |  | 100    |  | 6,000           |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION             |    |                  |  |             |  | TOTAL OB/XF 38,600           |     |              |             |                      |                |            |     |          |      |                |        |                                 |  |           |  |             |  |           |  |        |  |                 |  |            |  |                |  |            |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| L N                          |    | USE CODE         |  | CLS         |  | LAND USE DESCRIPTION         |     | CAP          |             | R D                  |                | LOC ZONE   |     | FRONT    |      | DEPTH          |        | TOT LND UTS                     |  | UNIT TYPE |  | D T         |  | DPH FACT  |  | % COND |  | TOT ADJ         |  | UNIT PRICE |  | ADJ UNIT PRICE |  | LAND VALUE |  | OTHER ADJUSTMENTS AND NOTES |  | YEAR |  | DENSITY |  | DECL            |  | FRZ |  | YR |  | CONSRV |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| 1                            |    | 000100           |  | C           |  | RES                          |     | 0            |             | 0007                 |                | OR         |     | 0.00     |      | 0.00           |        | 1.00                            |  | AC        |  |             |  | 1.00      |  | 1.00   |  | 1.40            |  | 28,000.00  |  | 39,200.00      |  | 39,200     |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| 2                            |    | 000100           |  | C           |  | RES                          |     | 0            |             |                      |                | OR         |     | 0.00     |      | 0.00           |        | 3.57                            |  | AC        |  |             |  | 1.00      |  | 1.00   |  | 1.40            |  | 28,000.00  |  | 39,200.00      |  | 139,944    |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| 3                            |    | 009605           |  | C           |  | WETLANDS                     |     | 0            |             |                      |                | OR         |     | 0.00     |      | 0.00           |        | 11.00                           |  | AC        |  |             |  | 1.00      |  | 1.00   |  | 1.00            |  | 1,000.00   |  | 1,000.00       |  | 11,000     |  |                             |  |      |  |         |  |                 |  |     |  |    |  |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 06/06/2025 BY WW |    |                  |  |             |  | Total Acres: 15.57           |     |              |             |                      |                |            |     |          |      |                |        | Total Land Value: 190,144       |  |           |  |             |  |           |  |        |  |                 |  | Market: 0  |  |                |  |            |  |                             |  |      |  |         |  | Agricultural: 0 |  |     |  |    |  |        |  |  |  |  |  | Common: 190,144 |  |  |  |  |  |  |  |  |  |  |  | PRINTED 07/09/2026 BY SYS |  |  |  |  |  |  |  |  |  |  |  |