

**MIRANDA JASTON & CHRISTINA**  
75232 FERN CREEK DR  
YULEE, FL 32097

**11-2N-26-1830-0104-0000**

| BUILDING CHARACTERISTICS |                  |                |                  |              |                      |         |  |    |  |
|--------------------------|------------------|----------------|------------------|--------------|----------------------|---------|--|----|--|
| ELEMENT                  | CD               | CONSTRUCTION   |                  |              |                      |         |  |    |  |
| Exterior Wall            | 10               | ABOVE AVG 80   |                  |              |                      |         |  |    |  |
| Exterior Wall            | 16               | WD FR STUC 20  |                  |              |                      |         |  |    |  |
| Roof Structure           | 08               | IRREGULAR 100  |                  |              |                      |         |  |    |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                  |              |                      |         |  |    |  |
| Interior Wall            | 05               | DRYWALL 100    |                  |              |                      |         |  |    |  |
| Interior Floor           | 11               | CLAY TILE 50   |                  |              |                      |         |  |    |  |
| Interior Floor           | 14               | CARPET 50      |                  |              |                      |         |  |    |  |
| Air Condition            | 03               | CENTRAL 100    |                  |              |                      |         |  |    |  |
| Heating Type             | 04               | AIR DUCTED 100 |                  |              |                      |         |  |    |  |
| Bedrooms                 |                  | 5 100          |                  |              |                      |         |  |    |  |
| Bathrooms                |                  | 3.5 100        |                  |              |                      |         |  |    |  |
| Frame                    | 02               | WOOD FRAME 100 |                  |              |                      |         |  |    |  |
| Stories                  |                  | 2. 100         |                  |              |                      |         |  |    |  |
| Units                    |                  | 0 100          |                  |              |                      |         |  |    |  |
| Occupancy                | 00               | NONE 100       |                  |              |                      |         |  |    |  |
| Quality                  |                  | 03             | Quality Level 03 |              |                      |         |  |    |  |
| DOR CODE                 |                  | 0100           | SINGLE FAMILY    |              |                      |         |  |    |  |
| MAP NUM                  |                  |                | MKT AREA         |              |                      |         |  | 05 |  |
| NEIGHBORHOOD/LOC         |                  | 5009.00        |                  |              |                      |         |  |    |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR             | TOT ADJ AREA | SUBAREA MARKET VALUE |         |  |    |  |
| BAS                      | 2,808            | 100            | 2016             | 2,808        | 296,459              |         |  |    |  |
| FGR                      | 702              | 55             | 2016             | 386          | 40,753               |         |  |    |  |
| FOP                      | 59               | 30             | 2016             | 18           | 1,901                |         |  |    |  |
| FSP                      | 190              | 40             | 2016             | 76           | 8,024                |         |  |    |  |
| FUS                      | 440              | 100            | 2016             | 440          | 46,454               |         |  |    |  |
| STR                      | 60               | 10             | 2016             | 6            | 634                  |         |  |    |  |
| TOTALS                   |                  | 4,259          |                  |              | 3,734                | 394,222 |  |    |  |

|                            |  |  |  |  |  |           |  |            |  |     |  |
|----------------------------|--|--|--|--|--|-----------|--|------------|--|-----|--|
| 75232 FERN CREEK DR, YULEE |  |  |  |  |  |           |  |            |  |     |  |
| BLD DATE                   |  |  |  |  |  | LGL DATE  |  | 04/09/2026 |  | MLU |  |
| XF DATE                    |  |  |  |  |  | LAND DATE |  |            |  |     |  |
| INC DATE                   |  |  |  |  |  | AG 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 |
|---|------|------------|-------------|-----|-----|---|----|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2 | 0504 | FP-ELECTRI |             | 0   | 100 | 0 | 0  | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 2016    | 2016        | 3 | 96     | 1,920           |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   |    |       |    |          |                |           |         |             |   |        |                 |       |
|   |      |            |             |     |     |   | </ |       |    |          |                |           |         |             |   |        |                 |       |