

**MURTY JUSTIN AARON & NICOLE J**  
78228 DUCKWOOD TRAIL  
YULEE, FL 32097

**11-2N-26-2052-0133-0000**

BUILDING CHARACTERISTICS

| ELEMENT          | CD               | CONSTRUCTION     |      |              |                      |
|------------------|------------------|------------------|------|--------------|----------------------|
| Exterior Wall    | 30               | VINYL 70         |      |              |                      |
| Exterior Wall    | 16               | WD FR STUC 30    |      |              |                      |
| Roof Structur    | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover       | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall    | 05               | DRYWALL 100      |      |              |                      |
| Interior Floo    | 11               | CLAY TILE 50     |      |              |                      |
| Interior Floo    | 14               | CARPET 50        |      |              |                      |
| Air Condition    | 03               | CENTRAL 100      |      |              |                      |
| Heating Type     | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms         |                  | 6 100            |      |              |                      |
| Bathrooms        |                  | 3 100            |      |              |                      |
| 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 05      |      |              |                      |
| NEIGHBORHOOD/LOC | 5005.00          |                  |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,185            | 100              | 2011 | 1,185        | 122,246              |
| FGR              | 661              | 55               | 2011 | 364          | 37,551               |
| FOP              | 54               | 30               | 2011 | 16           | 1,650                |
| FOP              | 200              | 30               | 2011 | 60           | 6,190                |
| FUS              | 1,511            | 100              | 2011 | 1,511        | 155,877              |
| TOTALS           | 3,611            |                  |      | 3,136        | 323,513              |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| 0100 | 01  | 3,136     | 105.2480    | 110.51         | 346,559        | 2011 | 2011 | 0    | 0    | 0 | 6.65 | 93.35  |

1 SINGLE FAM    100% - 2019                      Heated Area: 2696                      HX Base Yr 2019

The floor plan shows a complex building footprint. The main rectangular section is labeled 'BAS 2011'. To its left is a smaller section labeled 'FGR 2011'. Above the main section is another section labeled 'FOP 2011'. To the right of the main section is a large rectangular section labeled 'FUS 2011'. Dimensions are provided for various segments of the perimeter.

NASSAU COUNTY PROPERTY

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| VALUATION SUMMARY         |              |
|---------------------------|--------------|
| VALUATION BY              | STANDARD     |
| Tax Group: 4              | Tax Dist:    |
| BUILDING MARKET VALUE     | 323,513      |
| TOTAL MARKET OB/XF VALUE  | 50,799       |
| TOTAL LAND VALUE - MARKET | 54,000       |
| TOTAL MARKET VALUE        | 428,312      |
| SOH/AGL Deduction         | 112,632      |
| ASSESSED VALUE            | 315,680      |
| TOTAL EXEMPTION VALUE     | HX HB 51,411 |
| BASE TAXABLE VALUE        | 264,269      |
| TOTAL JUST VALUE          | 428,312      |
| NCON VALUE                | 0            |
| INCOME VALUE              |              |
| PREVIOUS YEAR MKT VALUE   | 412,440      |

PERMIT NUM

DESCRIPTION

AMT

ISSUED

| 21002286 | SWIM POOL | 44,000 | 02/06/2021 |
| 20011306 | ADDITION | 14,982 | 11/17/2020 |
| B25661 | ADDITION | 5,799 | 02/01/2012 |
| C24243 | CO ISSUED | 0 | 03/16/2011 |
| E23204 | NEW CONSTR | 0 | 01/01/2011 |
| M15898 | H/AC | 0 | 01/01/2011 |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 202645014968      | 5/01/2026 | WD        | Q   | I   | 01     | 510,000    |

GRANTOR:PULLIAM CHRISTOPHER M

GRANTEE:MURTY JUSTIN AARON

2201/0908     6/01/2018     WD   Q   I   01     286,900

GRANTOR:MATHIS JENNIFER L & C

GRANTEE:PULLIAM CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W20 S10 BAS=[YR=2011] W20 S19 FGR=[YR=2011] W10 S21 E10 S3 E21 N5 FOP=[YR=2011] E6 N9 W6 S9\$ N16 W16 N2 W5 N1\$ S1 E5 S2 E16 S7 E6 S14 E13 N43 W20\$ E20 N10\$ PTR=E15  
FUS=[YR=2011] E40 S32 W19 S11 W21 N43\$ W15\$.

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH 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                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 54,000.00  | 54,000.00      | 54,000     |                             |      |         |      |     |    |        |

TOTAL OB/XF

50,799

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 54,000

Market: 0

Agricultural: 0

Common: 54,000

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