

GOVT LOT 5  
EX 10-2  
EX PT OR 437/767

MOYERS BRENDA  
48980 HADDOCK ROAD  
HILLIARD, FL 32046-2910

2026

17-4N-25-0000-0010-0000



| 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               |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                    |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  |                                  | VALUATION SUMMARY           |      |         |      |     |    |        |  |  |  |  |  |
| VALUATION BY                                                                                                                                       |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | STANDARD                         |                             |      |         |      |     |    |        |  |  |  |  |  |
| Tax Group: 4                                                                                                                                       |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | Tax Dist:                        |                             |      |         |      |     |    |        |  |  |  |  |  |
| BUILDING MARKET VALUE                                                                                                                              |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 0                                |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE                                                                                                                           |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 0                                |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET                                                                                                                          |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 735,680                          |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTAL MARKET VALUE                                                                                                                                 |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 28,246                           |                             |      |         |      |     |    |        |  |  |  |  |  |
| SOH/AGL Deduction                                                                                                                                  |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 0                                |                             |      |         |      |     |    |        |  |  |  |  |  |
| ASSESSED VALUE                                                                                                                                     |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 28,246                           |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTAL EXEMPTION VALUE                                                                                                                              |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 0                                |                             |      |         |      |     |    |        |  |  |  |  |  |
| BASE TAXABLE VALUE                                                                                                                                 |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 28,246                           |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTAL JUST VALUE                                                                                                                                   |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 735,680                          |                             |      |         |      |     |    |        |  |  |  |  |  |
| NCON VALUE                                                                                                                                         |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 0                                |                             |      |         |      |     |    |        |  |  |  |  |  |
| INCOME VALUE                                                                                                                                       |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  |                                  |                             |      |         |      |     |    |        |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE                                                                                                                            |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 367,840                          |                             |      |         |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                           |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 5500TIMBERLAND 80-89             |                             |      |         |      |     |    |        |  |  |  |  |  |
| MAP NUM                                                                                                                                            |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | MKT AREA 05                      |                             |      |         |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                                   |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 5001.00                          |                             |      |         |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                          | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                    |       |                |             |                |                |           |        |                 |            |                                  |                                  |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                             |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | HADDOCK RD, HILLIARD             |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                     |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 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      | LGL DATE<br>LAND DATE<br>AG DATE |                                  |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                    |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | 05/08/2026 MLU<br>10/22/2025 KBA |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                    |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | BUILDING NOTES                   |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                    |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | BUILDING DIMENSIONS              |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                   |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  | TOTAL OB/XF 0                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                                  | 005500           | A            | TIMBER 2 N S         | 0            |                      | OR                 | 0.00  | 0.00           | 46.88       | AC             |                | 1.00      | 1.00   | 1.00            | 530.00     | 530.00                           | 24,846                           |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                                  | 005902           | A            | HARDWOOD SI          | 0            |                      | OR                 | 0.00  | 0.00           | 20.00       | AC             |                | 1.00      | 1.00   | 1.00            | 170.00     | 170.00                           | 3,400                            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                                  | 009910           | M            | MARKET VALUE         | 0            |                      | OR                 | 0.00  | 0.00           | 66.88       | AC             |                | 1.00      | 1.00   | 1.00            | 11,000.00  | 11,000.00                        | 735,680                          |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 05/08/2026 BY MLU Total Acres: 66.88 Total Land Value: 28,246 Market: 735,680 Agricultural: 28,246 Common: 0 PRINTED 07/09/2026 BY SYS |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                                  |                                  |                             |      |         |      |     |    |        |  |  |  |  |  |