

**BESSETTE PHILIP WILLIAM JR & SONDR**  
75554 PONDSIDE LN  
YULEE, FL 32097

**22-3N-24-2320-0055-0000**

| BUILDING CHARACTERISTICS |                  |             |                      |              |                                                                                               |          |                                |           |                           | MARKET ADJUSTMENTS |                |           |                 |         |                   |                 |                           |                             |                   | NASSAU COUNTY PROPERTY    |          |     |            |          |              |  |  |  |  | PAGE 1 of 1 |  |  |  | 4 |
|--------------------------|------------------|-------------|----------------------|--------------|-----------------------------------------------------------------------------------------------|----------|--------------------------------|-----------|---------------------------|--------------------|----------------|-----------|-----------------|---------|-------------------|-----------------|---------------------------|-----------------------------|-------------------|---------------------------|----------|-----|------------|----------|--------------|--|--|--|--|-------------|--|--|--|---|
| 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            |                  | 25          | MOD METAL 100        |              | 0150                                                                                          | 01       |                                | 2,000     | 55.2230                   | 30.92              | 61,840         | 2021      | 2021            | 0       | 0                 | 0               | 2.00                      | 98.00                       | VALUATION BY      |                           |          |     |            | STANDARD |              |  |  |  |  |             |  |  |  |   |
| Roof Structure           |                  | 03          | GABLE/HIP 100        |              | 1 ACCESSORY U 0% - 0                                                                          |          |                                |           |                           |                    |                |           |                 |         | Heated Area: 2000 |                 |                           |                             |                   | HX Base Yr                |          |     |            |          | Tax Group: 4 |  |  |  |  | Tax Dist:   |  |  |  |   |
| Roof Cover               |                  | 12          | MODULAR MT 100       |              | <div><div></div><div>40</div><div>50</div><div>50</div><div>40</div><div>BAS 2021</div></div> |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   | BUILDING MARKET VALUE     |          |     |            |          | 60,603       |  |  |  |  |             |  |  |  |   |
| Interior Wall            |                  |             | N/A 100              |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   | TOTAL MARKET OB/XF VALUE  |          |     |            |          | 17,558       |  |  |  |  |             |  |  |  |   |
| Interior Floor           |                  | 03          | CONC FINSH 100       |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   | TOTAL LAND VALUE - MARKET |          |     |            |          | 150,100      |  |  |  |  |             |  |  |  |   |
| Air Condition            |                  | 99          | N/A 100              |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   | TOTAL MARKET VALUE        |          |     |            |          | 228,261      |  |  |  |  |             |  |  |  |   |
| Heating Type             |                  |             | N/A 100              |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   | SOH/AGL Deduction         |          |     |            |          | 21,824       |  |  |  |  |             |  |  |  |   |
| Bedrooms                 |                  |             | 0 100                |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   | ASSESSED VALUE            |          |     |            |          | 206,437      |  |  |  |  |             |  |  |  |   |
| Bathrooms                |                  |             | 1 100                |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   | TOTAL EXEMPTION VALUE     |          |     |            |          | 0            |  |  |  |  |             |  |  |  |   |
| Frame                    |                  | 05          | STEEL 100            |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   | BASE TAXABLE VALUE        |          |     |            |          | 206,437      |  |  |  |  |             |  |  |  |   |
| Stories                  |                  | 0           | 0 100                |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   | TOTAL JUST VALUE          |          |     |            |          | 228,261      |  |  |  |  |             |  |  |  |   |
| Units                    |                  |             | 0 100                |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   | NCON VALUE                |          |     |            |          | 0            |  |  |  |  |             |  |  |  |   |
| Occupancy                |                  | 00          | NONE 100             |              | INCOME VALUE                                                                                  |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              | PREVIOUS YEAR MKT VALUE                                                                       |          |                                |           |                           | 215,358            |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| Quality                  |                  | 06          | Quality Level 06     |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| DOR CODE                 |                  | 0700        | MISC RESIDENTIAL     |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| MAP NUM                  |                  |             | MKT AREA             |              | 09                                                                                            |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| NEIGHBORHOOD/LOC         |                  | 9001.00     |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE                                                                          |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| BAS                      | 2,000            | 100         | 2021                 | 2,000        | 60,603                                                                                        |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| TOTALS                   |                  | 2,000       |                      |              | 2,000                                                                                         | 60,603   | 457591 OLD DIXIE HWY, HILLIARD |           |                           |                    |                |           |                 |         |                   |                 | BLD DATE                  |                             |                   |                           | LGL DATE |     | 05/12/2026 |          | MLU          |  |  |  |  |             |  |  |  |   |
| EXTRA FEATURES           |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                | XF DATE   |                 |         |                   | LAND 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                        | 0940             | SHEDS/PORT  | 0                    | 0            | 32                                                                                            | 14       | 448.00                         | SF        | 30.00                     | 30.00              | 100            | 2021      | 2021            | 3       | 86                | 11,558          |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| 2                        | 0937             | WELL        | 0                    | 0            | 0                                                                                             | 0        | 1.00                           | UT        | 6,000.00                  | 6,000.00           | 100            | 2021      | 2021            | 3       | 100               | 6,000           |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| LAND DESCRIPTION         |                  |             |                      |              |                                                                                               |          |                                |           |                           | TOTAL OB/XF        |                |           |                 |         |                   |                 |                           |                             |                   | 17,558                    |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| 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                  | 0            |                                                                                               | OR       | 0.00                           | 0.00      | 7.00                      | AC                 |                | 1.00      | 1.00            | 1.00    | 21,000.00         | 21,000.00       | 147,000                   |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| 2                        | 009605           | C           | WETLANDS             | 0            |                                                                                               | OR       | 0.00                           | 0.00      | 3.10                      | AC                 |                | 1.00      | 1.00            | 1.00    | 1,000.00          | 1,000.00        | 3,100                     |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                      |              |                                                                                               |          |                                |           |                           |                    |                |           |                 |         |                   |                 |                           |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |
| REVIEW DATE              |                  | 10/23/2023  |                      | BY           | WWA                                                                                           |          | Total Acres: 10.10             |           | Total Land Value: 150,100 |                    | Market: 0      |           | Agricultural: 0 |         | Common: 150,100   |                 | PRINTED 07/09/2026 BY SYS |                             |                   |                           |          |     |            |          |              |  |  |  |  |             |  |  |  |   |