

**GODWIN JACOB GLENN JR/GODWIN GAIL RENEE**  
**18132 YOUNG DRIVE**  
**HILLIARD, FL 32046**

**23-4N-23-0000-0012-0000**

| BUILDING CHARACTERISTICS |                  |                                           |                      |              |                      |                          |                |                          |                | MARKET ADJUSTMENTS |         |                     |        |                |                                   |                           |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|--------------------------|------------------|-------------------------------------------|----------------------|--------------|----------------------|--------------------------|----------------|--------------------------|----------------|--------------------|---------|---------------------|--------|----------------|-----------------------------------|---------------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| CONSTRUCTION             |                  |                                           |                      |              |                      |                          |                |                          |                | VALUATION SUMMARY  |         |                     |        |                |                                   |                           |            |                             |      | PAGE 1 of 1            |      |     |    |        |  |  |  |  |  |
| ELEMENT                  | CD               | TYPE                                      | MDL                  | EFF. AREA    | TOT ADJ PTS          | EFF. BASE RATE           | REPL. COST NEW | AYB                      | EYB            | ECON               | FNCT    |                     | NORM   | % COND         |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall            | 05               | 0820                                      | 02                   | 1,618        | 123.6000             | 105.06                   | 169,987        | 1989                     | 1994           | 0                  | 0       | 0                   | 70.00  | 30.00          |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur            | 03               | 1 M/H 93- 100% - 2025                     |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                | Heated Area: 1618 HX Base Yr 2025 |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover               | 12               | <div><div></div><div>BAS 1993</div></div> |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall            | 05               |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo            | 14               |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo            | 08               |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition            | 03               |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type             | 04               |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                 |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Frame                    | 02               |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                  | 1.               |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Units                    |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Quality                  |                  | 03                                        | Quality Level 03     |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| DOR CODE                 |                  | 5000                                      | IMPROVED AG          |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                      | 1,618            | 100                                       | 1993                 | 1,618        | 50,996               |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                   |                  | 1,618                                     |                      |              | 1,618                | 50,996                   |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES           |                  |                                           |                      |              |                      | 18132 YOUNG DR, HILLIARD |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                        | 0500             | FP-PRE FAB                                | 0 100                | 0            | 0                    | 1.00                     | UT             | 3,500.00                 | 3,500.00       | 100                | 1989    | 1989                | 3      | 62             | 2,170                             |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                        | 0510             | GARAGE WD-                                | 0 100                | 20           | 20                   | 400.00                   | SF             | 35.00                    | 35.00          | 100                | 1991    | 1991                | 3      | 20             | 2,800                             |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                        | 0350             | CARPORT WD                                | 0 100                | 20           | 15                   | 300.00                   | SF             | 13.00                    | 13.00          | 100                | 1995    | 1995                | 3      | 20             | 780                               |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                                           |                      |              |                      |                          |                |                          |                | TOTAL OB/XF        |         |                     |        |                |                                   |                           |            |                             |      | 5,750                  |      |     |    |        |  |  |  |  |  |
| 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                        | 005000           | C                                         | AGRICULTURAL         | 100          | 0005                 | OR                       | 0.00           | 0.00                     | 1.00           | AC                 |         | 1.00                | 1.00   | 1.00           | 19,000.00                         | 19,000.00                 | 19,000     |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                        | 006000           | A                                         | PASTURE - HA         | 0            |                      | OR                       | 0.00           | 0.00                     | 7.00           | AC                 |         | 1.00                | 1.00   | 1.00           | 370.00                            | 370.00                    | 2,590      |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                        | 005902           | A                                         | HARDWOOD SI          | 0            |                      | OR                       | 0.00           | 0.00                     | 1.96           | AC                 |         | 1.00                | 1.00   | 1.00           | 170.00                            | 170.00                    | 333        |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                        | 009910           | M                                         | MARKET VALUE         | 0            |                      | OR                       | 0.00           | 0.00                     | 8.96           | AC                 |         | 1.00                | 1.00   | 1.00           | 19,000.00                         | 19,000.00                 | 170,240    |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                           |                      |              |                      |                          |                |                          |                |                    |         |                     |        |                |                                   |                           |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE              |                  | 01/01/2023                                |                      | BY           | CD                   | Total Acres: 9.96        |                | Total Land Value: 21,923 |                | Market: 170,240    |         | Agricultural: 2,923 |        | Common: 19,000 |                                   | PRINTED 07/09/2026 BY SYS |            |                             |      |                        |      |     |    |        |  |  |  |  |  |