



| 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                     |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 100    | 0820                                                                            | 02           | 960                  | 119.0000                                                   | 101.15         | 97,104         | 1983        | 1993      | 0    | 0        | 70.00  | 30.00   | VALUATION SUMMARY                 |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 2 M/H 93- 0% - 2023                                                             |              |                      |                                                            |                |                |             |           |      |          |        |         | Heated Area: 960 HX Base Yr       |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 12               | MODULAR MT 100 | <div>24</div> <div>40</div> <div>40</div> <div>24</div> <div>BAS<br/>2014</div> |              |                      |                                                            |                |                |             |           |      |          |        |         | VALUATION BY STANDARD             |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 04               | PLYWOOD 100    |                                                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         | Tax Group: 4 Tax Dist:            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                                | 08               | SHT VINYL 100  |                                                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         | BUILDING MARKET VALUE 29,131      |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                                                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         | TOTAL MARKET OB/XF VALUE 0        |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                                                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         | TOTAL LAND VALUE - MARKET 190,000 |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 2                | 100            |                                                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         | TOTAL MARKET VALUE 219,131        |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 2                | 100            |                                                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         | SOH/AGL Deduction 0               |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 |                                                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         | ASSESSED VALUE 219,131            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                       | 0                | 0 100          |                                                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         | TOTAL EXEMPTION VALUE 0           |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 0 100          |                                                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         | BASE TAXABLE VALUE 219,131        |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Quality 03 Quality Level 03                                                                                                                   |                  |                | TOTAL JUST VALUE 219,131                                                        |              |                      |                                                            |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| DOR CODE 0200 MOBILE HOME                                                                                                                     |                  |                | NCON VALUE 0                                                                    |              |                      |                                                            |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| MAP NUM MKT AREA 09                                                                                                                           |                  |                | INCOME VALUE                                                                    |              |                      |                                                            |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC 9001.00                                                                                                                      |                  |                | PREVIOUS YEAR MKT VALUE 222,418                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE    | YEAR                                                                            | TOT ADJ AREA | SUBAREA MARKET VALUE | PERMIT NUM DESCRIPTION AMT ISSUED                          |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                           | 960              | 100            | 2014                                                                            | 960          | 29,131               | MH145565 CO ISSUED 0 07/29/2014                            |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |                |                                                                                 |              |                      | MH145565 MH MOVE-ON 0 05/01/2014                           |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |                |                                                                                 |              |                      | 1428493 DEMOLITION 0 03/01/2014                            |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |                |                                                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS 960 960 29,131                                                                                                                         |                  |                |                                                                                 |              |                      | SALES DATA                                                 |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                                                                                 |              |                      | OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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             |                  |                |                                                                                 |              |                      | 2607/1852 12/12/2022 WD U I 11 100                         |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 375037 KINGS FERRY RD, HILLIARD                                                                                                               |                  |                |                                                                                 |              |                      | GRANTOR: BRADDOCK DALE                                     |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |                |                                                                                 |              |                      | GRANTEE: BRADDOCK DALE & CAR                               |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |                |                                                                                 |              |                      | 2607/1848 12/12/2022 PR U I 19 100                         |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |                |                                                                                 |              |                      | GRANTOR: BRADDOCK DALE PR OF D                             |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |                |                                                                                 |              |                      | GRANTEE: BRADDOCK DALE & RON                               |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |                |                                                                                 |              |                      | BUILDING NOTES                                             |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |                |                                                                                 |              |                      | BUILDING DIMENSIONS                                        |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                               |                  |                |                                                                                 |              |                      | BAS=[YR=2014] W40 S24 E40 N24\$.                           |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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  | DPH 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            | 0006                 | OR                                                         | 0.00           | 0.00           | 10.00       | AC        |      | 1.00     | 1.00   | 1.00    | 19,000.00                         | 19,000.00      | 190,000    |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS |                  |                |                                                                                 |              |                      |                                                            |                |                |             |           |      |          |        |         |                                   |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |