

PT OF SE1/4 OF SW1/4  
PT OR 696/346 & PT 2596/1450  
E OF HUNT CLUB RD

DECKER DOUGLAS & STACEY  
472745 MIDDLE RD  
HILLIARD, FL 32046

2026

28-4N-25-0000-0005-0040



| BUILDING CHARACTERISTICS |                  |             |                  |              |                      |
|--------------------------|------------------|-------------|------------------|--------------|----------------------|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |              |                      |
| Exterior Wall            |                  | 31          | HARDIE BRD 100   |              |                      |
| Roof Structure           |                  | 03          | GABLE/HIP 100    |              |                      |
| Roof Cover               |                  | 12          | MODULAR MT 100   |              |                      |
| Interior Wall            |                  | 05          | DRYWALL 100      |              |                      |
| Interior Floor           |                  | 13          | LVT/LAMNT 70     |              |                      |
| Interior Floor           |                  | 14          | CARPET 30        |              |                      |
| Air Condition            |                  | 03          | CENTRAL 100      |              |                      |
| Heating Type             |                  | 04          | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  |             | 4 100            |              |                      |
| Bathrooms                |                  |             | 2.5 100          |              |                      |
| Frame                    |                  | 02          | WOOD FRAME 100   |              |                      |
| Stories                  |                  | 1.          | 1. 100           |              |                      |
| Units                    |                  |             | 0 100            |              |                      |
|                          |                  |             |                  |              |                      |
| Quality                  |                  | 03          | Quality Level 03 |              |                      |
| DOR CODE                 |                  | 5500        | TIMBERLAND 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 |
| BAS                      | 1,980            | 100         | 2026             | 1,980        | 299,614              |
| FGR                      | 728              | 55          | 2026             | 400          | 60,528               |
| FOP                      | 172              | 30          | 2026             | 52           | 7,869                |
| FSP                      | 336              | 40          | 2026             | 134          | 20,277               |
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| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |           |             |                |                |      |      |            |      |      |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------------|------|------|------------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON       | FNCT | NORM | % COND     |
| 0900                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 01  | 2,566     | 108.8640    | 151.32         | 388,287        | 2025 | 2025 | 0          | 0    | 0    | 0.00100.00 |
| 1 SNGL FAM 100% - 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |           |             |                |                |      |      |            |      |      |            |
| Heated Area: 1980                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |           |             |                |                |      |      |            |      |      |            |
| HX Base Yr 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |           |             |                |                |      |      |            |      |      |            |
| <p>The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The areas are labeled as follows:</p> <ul style="list-style-type: none"><li><b>BAS 2026</b>: A large central rectangular area with dimensions 39 (left), 36 (right), 32 (top), and 21 (bottom).</li><li><b>FGR 2026</b>: A small rectangular area at the bottom left with dimensions 21 (width) and 3 (height).</li><li><b>FOP 2026</b>: A small rectangular area at the bottom right with dimensions 7 (width) and 6 (height).</li><li><b>FSP 2026</b>: A small rectangular area at the top right with dimensions 12 (width) and 4 (height).</li></ul> <p>Other dimensions and labels include:</p> <ul style="list-style-type: none"><li>Top left: 14, 10, 10, 2, 6, 9, 9, 3, 11, 3, 13, 3, 10, 3, 21, 39.</li><li>Top right: 18, 12, 20, 4, 12.</li><li>Bottom: 21, 3, 13, 3, 10, 3, 7, 13, 7, 6, 21.</li></ul> |     |           |             |                |                |      |      |            |      |      |            |
| BLD DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |           |             | LGL DATE       |                |      |      | 05/08/2026 |      |      |            |
| XF DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |           |             | LAND DATE      |                |      |      | ML         |      |      |            |