

WINNE DANIELLE R/WIGGINS JESSE M JR  
5754 BRANNON AVE  
JACKSONVILLE, FL 32244

**33-1N-24-2051-0001-0000**

| 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     | VALUATION SUMMARY |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| Exterior Wall            |                  | 30          | VINYL 100            |              | 0800                                                                        | 02   | 1,512    | 151.8400  |             | 136.66                       | 206,630        | 2018           | 2018  |           | 0                 | 0           | 15.00      | 85.00             | VALUATION BY    |                           |            |  |                             | STANDARD |              |         |      |     |    |           |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |              | 1 M/H 94+ 0% - 0                                                            |      |          |           |             |                              |                |                |       |           | Heated Area: 1512 |             |            |                   |                 | HX Base Yr                |            |  |                             |          | Tax Group: 6 |         |      |     |    | Tax Dist: |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |              | <div>56</div> <div>27</div> <div>BAS 2018</div> <div>56</div> <div>27</div> |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 | BUILDING MARKET VALUE     |            |  |                             |          | 175,636      |         |      |     |    |           |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 | TOTAL MARKET OB/XF VALUE  |            |  |                             |          | 2,072        |         |      |     |    |           |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 70            |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 | TOTAL LAND VALUE - MARKET |            |  |                             |          | 48,800       |         |      |     |    |           |  |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 30         |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 | TOTAL MARKET VALUE        |            |  |                             |          | 226,508      |         |      |     |    |           |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 | SOH/AGL Deduction         |            |  |                             |          | 9,655        |         |      |     |    |           |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 | ASSESSED VALUE            |            |  |                             |          | 216,853      |         |      |     |    |           |  |  |  |  |
| Bedrooms                 |                  |             | 3 100                |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 | TOTAL EXEMPTION VALUE     |            |  |                             |          | 0            |         |      |     |    |           |  |  |  |  |
| Bathrooms                |                  |             | 2 100                |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 | BASE TAXABLE VALUE        |            |  |                             |          | 216,853      |         |      |     |    |           |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 | TOTAL JUST VALUE          |            |  |                             |          | 226,508      |         |      |     |    |           |  |  |  |  |
| Stories                  |                  | 0           | 0 100                |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 | NCON VALUE                |            |  |                             |          | 0            |         |      |     |    |           |  |  |  |  |
| Units                    |                  |             | 0 100                |              | INCOME VALUE                                                                |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              | PREVIOUS YEAR MKT VALUE                                                     |      |          |           |             | 235,735                      |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| Quality                  |                  | 06          | Quality Level 06     |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| DOR CODE                 |                  | 0200        | MOBILE HOME          |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |              |                                                                             |      | 08       |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 8001.00     |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE                                                        |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| BAS                      | 1,512            | 100         | 2018                 | 1,512        | 175,636                                                                     |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| TOTALS                   |                  | 1,512       |                      |              | 1,512                                                                       |      | 175,636  |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              |                                                                             |      |          |           |             | 12891 US HWY 301, BRYCEVILLE |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| 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                        | 1242             | WD          | DECK A               | 0            | 0                                                                           | 10   | 8        | 80.00     |             | SF                           | 10.00          |                | 10.00 |           | 100               | 2018        | 2018       | 3                 | 74              | 592                       |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| 2                        | 1242             | WD          | DECK A               | 0            | 0                                                                           | 20   | 10       | 200.00    |             | SF                           | 10.00          |                | 10.00 |           | 100               | 2018        | 2018       | 3                 | 74              | 1,480                     |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              |                                                                             |      |          |           |             | TOTAL OB/XF                  |                |                |       |           |                   |             |            |                   |                 | 2,072                     |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
| 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                                                                           | 0004 | OR       | 0.00      | 0.00        | 1.22                         |                | AC             |       | 1.00      | 1.00              | 1.00        | 40,000.00  |                   | 40,000.00       |                           | 48,800     |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  |             |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |
|                          |                  | </          |                      |              |                                                                             |      |          |           |             |                              |                |                |       |           |                   |             |            |                   |                 |                           |            |  |                             |          |              |         |      |     |    |           |  |  |  |  |