

**MOTTER BRADLEY & ASHLEY**  
54690 WILDLIFE WAY  
CALLAHAN, FL 32046

**37-1N-25-299S-0006-0160**

| BUILDING CHARACTERISTICS |  |    |  |                |  |      |  |         |  | MARKET ADJUSTMENTS |  |             |  |                |  |                   |  |      |  | NASSAU COUNTY PROPERTY |  |         |  |      |  |       |  |        |  | PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
|--------------------------|--|----|--|----------------|--|------|--|---------|--|--------------------|--|-------------|--|----------------|--|-------------------|--|------|--|------------------------|--|---------|--|------|--|-------|--|--------|--|---------------------------|--|--|--|--|-----------|--|--|--|--|
| 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      |  | 1,216              |  | 122.8000    |  | 110.52         |  | 134,392           |  | 1997 |  | 1997                   |  | 0       |  | 0    |  | 70.00 |  | 30.00  |  | VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Roof Structur            |  | 03 |  | GABLE/HIP 100  |  | 1    |  | M/H 94+ |  | 0%                 |  | - 2025      |  |                |  | Heated Area: 1216 |  |      |  | HX                     |  | Base Yr |  |      |  |       |  |        |  | Tax Group: 6              |  |  |  |  | Tax Dist: |  |  |  |  |
| Roof Cover               |  | 12 |  | MODULAR MT 100 |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | BUILDING MARKET VALUE     |  |  |  |  | 40,318    |  |  |  |  |
| Interior Wall            |  | 05 |  | DRYWALL 100    |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  | 0         |  |  |  |  |
| Interior Floo            |  | 14 |  | CARPET 70      |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | TOTAL LAND VALUE - MARKET |  |  |  |  | 51,000    |  |  |  |  |
| Interior Floo            |  | 08 |  | SHT VINYL 30   |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | TOTAL MARKET VALUE        |  |  |  |  | 91,318    |  |  |  |  |
| Air Condition            |  | 03 |  | CENTRAL 100    |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | SOH/AGL Deduction         |  |  |  |  | 16,753    |  |  |  |  |
| Heating Type             |  | 04 |  | AIR DUCTED 100 |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | ASSESSED VALUE            |  |  |  |  | 74,565    |  |  |  |  |
| Bedrooms                 |  |    |  | 3 100          |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |  |  |  |
| Bathrooms                |  |    |  | 2 100          |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | BASE TAXABLE VALUE        |  |  |  |  | 74,565    |  |  |  |  |
| Frame                    |  | 02 |  | WOOD FRAME 100 |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | TOTAL JUST VALUE          |  |  |  |  | 91,318    |  |  |  |  |
| Stories                  |  | 1. |  | 1. 100         |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| Units                    |  |    |  | 0 100          |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | INCOME VALUE              |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  | 67,944    |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |        |  |                           |  |  |  |  |           |  |  |  |  |