

**LOOMIS CHRISTOPHER & CHRISTINE**  
86624 MEADOWWOOD DRIVE  
YULEE, FL 32097

**38-2N-27-1332-0038-0000**

[illegible]

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YULEE, FL 32097

# 2026



| BUILDING CHARACTERISTICS |  |                  |  |                  |  |      |  |              |  | MARKET ADJUSTMENTS   |  |             |  |                |  |                   |  |      |  | NASSAU COUNTY PROPERTY |  |      |  |         |  |      |  |        |  | PAGE 2 of 2               |  |  |  | 4 |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|--------------------------|--|------------------|--|------------------|--|------|--|--------------|--|----------------------|--|-------------|--|----------------|--|-------------------|--|------|--|------------------------|--|------|--|---------|--|------|--|--------|--|---------------------------|--|--|--|---|-------------|--|--|--|--|---------|--|--|--|--|------------|--|--|--|--|
| 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            |  | 25               |  | MOD METAL 100    |  | 6500 |  | 01           |  | 1,683                |  | 57.5000     |  | 22.42          |  | 37,733            |  | 2025 |  | 2025                   |  | 0    |  | 0       |  | 1.00 |  | 99.00  |  | VALUATION BY              |  |  |  |   | STANDARD    |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Roof Structure           |  | 10               |  | STEEL FRME 100   |  | 2    |  | GARAGE RES   |  | 0%                   |  | 2026        |  |                |  | Heated Area: 1530 |  |      |  |                        |  | HX   |  | Base Yr |  |      |  |        |  | Tax Group: 4              |  |  |  |   | Tax Dist:   |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Roof Cover               |  | 12               |  | MODULAR MT 100   |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | BUILDING MARKET VALUE     |  |  |  |   | 309,273     |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Interior Wall            |  | 07               |  | NONE 100         |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | TOTAL MARKET OB/XF VALUE  |  |  |  |   | 0           |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Interior Floor           |  | 03               |  | CONC FINSH 100   |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | TOTAL LAND VALUE - MARKET |  |  |  |   | 65,000      |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Air Condition            |  | 01               |  | NONE 100         |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | TOTAL MARKET VALUE        |  |  |  |   | 374,273     |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Heating Type             |  | 01               |  | NONE 100         |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | SOH/AGL Deduction         |  |  |  |   | 0           |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Bedrooms                 |  |                  |  | 0 100            |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | ASSESSED VALUE            |  |  |  |   | 374,273     |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Bathrooms                |  |                  |  | 0 100            |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | TOTAL EXEMPTION VALUE     |  |  |  |   | 0           |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Frame                    |  | 05               |  | STEEL 100        |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | BASE TAXABLE VALUE        |  |  |  |   | 374,273     |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                  |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | TOTAL JUST VALUE          |  |  |  |   | 374,273     |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                  |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | NCON VALUE                |  |  |  |   | 37,356      |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                  |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | INCOME VALUE              |  |  |  |   |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                  |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | PREVIOUS YEAR MKT VALUE   |  |  |  |   | 339,681     |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                  |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  |                           |  |  |  |   |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                  |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  |                           |  |  |  |   |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                  |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  |                           |  |  |  |   |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
|                          |  |                  |  |                  |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  |                           |  |  |  |   |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| Quality                  |  | 06               |  | Quality Level 06 |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | PERMIT NUM                |  |  |  |   | DESCRIPTION |  |  |  |  | AMT     |  |  |  |  | ISSUED     |  |  |  |  |
| DOR CODE                 |  | 0100             |  | SINGLE FAMILY    |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | R10972                    |  |  |  |   | REPAIR/RRF  |  |  |  |  | 4,550   |  |  |  |  | 02/01/2006 |  |  |  |  |
| MAP NUM                  |  |                  |  | MKT AREA         |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  | B17223                    |  |  |  |   | NEW CONSTR  |  |  |  |  | 201,940 |  |  |  |  | 02/01/2006 |  |  |  |  |
| NEIGHBORHOOD/LOC         |  |                  |  | 4045.00          |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  |                           |  |  |  |   |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| AREA TYPE                |  | TOTAL GROSS AREA |  | PCT OF BASE      |  | YEAR |  | TOT ADJ AREA |  | SUBAREA MARKET VALUE |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  |                           |  |  |  |   |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| BAS                      |  | 1,530            |  | 100              |  | 2025 |  | 1,530        |  | 33,960               |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  |                           |  |  |  |   |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| FCP                      |  | 612              |  | 25               |  | 2025 |  | 153          |  | 3,396                |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  |                           |  |  |  |   |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| TOTALS                   |  | 2,142            |  |                  |  |      |  | 1,683        |  | 37,356               |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  |                           |  |  |  |   |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |
| EXTRA FEATURES           |  |                  |  |                  |  |      |  |              |  |                      |  |             |  |                |  |                   |  |      |  |                        |  |      |  |         |  |      |  |        |  |                           |  |  |  |   |             |  |  |  |  |         |  |  |  |  |            |  |  |  |  |