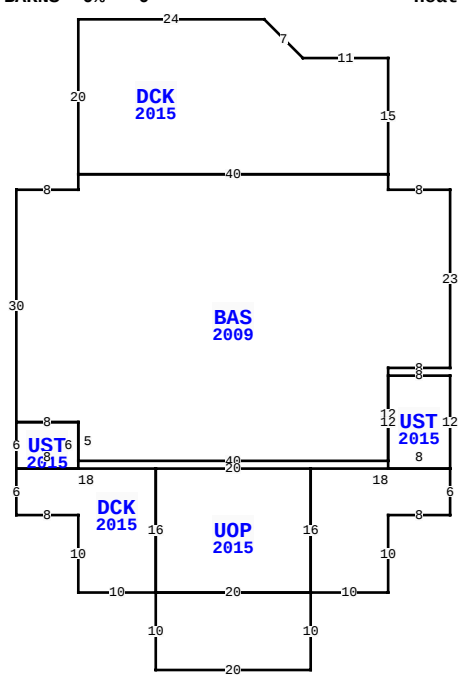


[illegible]

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	EFF.	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		12	CEDAR 100		8600	11	2,168				62,287	2009	2009		0		0	39.00	61.00	VALUATION BY					STANDARD														
Roof Structure		03	GABLE/HIP 100		2 BARNS 0% - 0															Heated Area: 1904										HX Base Yr									
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE										683,807									
Interior Wall		01	MINIMUM 100																	TOTAL MARKET OB/XF VALUE										211,685									
Interior Floor		02	MIN PLYWD 100																	TOTAL LAND VALUE - MARKET										6,152,900									
Air Condition		01	NONE 100																	TOTAL MARKET VALUE										3,276,681									
Heating Type		01	NONE 100																	SOH/AGL Deduction										0									
Bedrooms			0 100																	ASSESSED VALUE										3,276,681									
Bathrooms			2 100																	TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										3,276,681									
Stories		1.	1. 100																	TOTAL JUST VALUE										7,048,392									
Units			0 100																	NCON VALUE										0									
					INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										4,452,353																								
Quality		06	Quality Level 06																																				
DOR CODE		5600	TIMBERLAND 70-79																																				
MAP NUM			MKT AREA		04																																		
NEIGHBORHOOD/LOC		4031.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,904	100	2009	1,904	33,368																																		
DCK	616	10	2015	62	1,086																																		
DCK	733	10	2015	73	1,279																																		
UOP	320	20	2015	64	1,122																																		
UST	48	45	2015	22	386																																		
UST	96	45	2015	43	753																																		
TOTALS		3,717			2,168	37,995											BLD DATE					LGL DATE					04/10/2019 MF												
																	XF DATE					LAND DATE					10/27/2025 KBA												
																	INC DATE					AG DATE																	
EXTRA FEATURES		88000 SUGAR POINTE LN, YULEE																																					
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																						
14	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	2011	2011	3	56	2,912																							
15	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2011	2011	3	40	800																							
16	1076	TRELLIS A	0	0	0	0	210.00	SF	7.50	7.50	100	2011	2011	3	90	1,418																							
19	0920	CWALL-WD/M	0	0	0	0	560.00	LF	390.00	390.00	100	2007	2007	3	24	52,416																							
20	0350	CARPORT WD	0	0	26	11	286.00	SF	13.00	13.00	100	2011	2011	3	40	1,487																							
21	1242	WD DECK A	0	0	0	0	112.00	SF	10.00	10.00	100	2011	2011	3	40	448																							
23	0920	CWALL-WD/M	0	0	0	0	255.00	LF	390.00	390.00	100	2007	2007	3	24	23,868																							
24	0920	CWALL-WD/M	0	0	0	0	129.00	LF	390.00	390.00	100	2007	2007	3	24	12,074																							
LAND DESCRIPTION										TOTAL OB/XF										95,423																			
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															