



| 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          | PAGE 1 of 2 |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 05               | AVERAGE 100    |                      | 0100                | 01                          | 659                 | 105.5450    | 110.82         | 73,030                    | 1967               | 1967      | 0                  | 0           | 0       | 21.75                | 78.25           |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| Roof Structure           | 03               | GABLE/HIP 100  |                      | 1 SINGLE FAM 0% - 0 |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | Heated Area: 624 HX Base Yr |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | VALUATION SUMMARY           |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | VALUATION BY                |           |                        |                           |     |     |        |     |  |  | STANDARD   |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 14               | CARPET 90      |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | Tax Group: 4                |           |                        |                           |     |     |        |     |  |  | Tax Dist:  |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 08               | SHT VINYL 10   |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | BUILDING MARKET VALUE       |           |                        |                           |     |     |        |     |  |  | 57,146     |  |  |  |  |  |  |  |  |  |
| Air Condition            | 01               | NONE 100       |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | TOTAL MARKET OB/XF VALUE    |           |                        |                           |     |     |        |     |  |  | 242,872    |  |  |  |  |  |  |  |  |  |
| Heating Type             | 02               | CONVECTION 100 |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | TOTAL LAND VALUE - MARKET   |           |                        |                           |     |     |        |     |  |  | 15,841,200 |  |  |  |  |  |  |  |  |  |
| Bedrooms                 | 2                | 100            |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | TOTAL MARKET VALUE          |           |                        |                           |     |     |        |     |  |  | 1,057,043  |  |  |  |  |  |  |  |  |  |
| Bathrooms                | 1                | 100            |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | SOH/AGL Deduction           |           |                        |                           |     |     |        |     |  |  | 0          |  |  |  |  |  |  |  |  |  |
| Bathrooms Frame          | 02               | WOOD FRAME 100 |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | ASSESSED VALUE              |           |                        |                           |     |     |        |     |  |  | 1,057,043  |  |  |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100         |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | TOTAL EXEMPTION VALUE       |           |                        |                           |     |     |        |     |  |  | 0          |  |  |  |  |  |  |  |  |  |
| Units                    | 0                | 100            |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | BASE TAXABLE VALUE          |           |                        |                           |     |     |        |     |  |  | 1,057,043  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            | 04               | DIST 01 100    |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | TOTAL JUST VALUE            |           |                        |                           |     |     |        |     |  |  | 16,141,218 |  |  |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             | NCON VALUE                  |           |                        |                           |     |     |        |     |  |  | 0          |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 02             | Quality Level 02     |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 5000           | IMPROVED AG          |                     |                             |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 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                      | 624              | 100            | 1993                 | 624                 | 54,111                      |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| DCK                      | 36               | 10             | 2003                 | 4                   | 347                         |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| UOP                      | 156              | 20             | 1993                 | 31                  | 2,688                       |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 816            |                      | 659                 | 57,146                      |                     |             |                |                           |                    |           |                    |             |         |                      |                 |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                      |                     | 87071 ROSES BLUFF RD, YULEE |                     |             |                |                           |                    |           |                    |             |         | BLD DATE             |                 | 09/12/2014  |                             | KK        |                        | LGL DATE                  |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         | XF DATE              |                 |             |                             | LAND DATE |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                     |                             |                     |             |                |                           |                    |           |                    |             |         | INC DATE             |                 |             |                             | AG DATE   |                        | 04/13/2023                |     | DCA |        | KBA |  |  |            |  |  |  |  |  |  |  |  |  |
| 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                        | 0510             | GARAGE WD-     | 0                    | 0                   | 36                          | 40                  | 1,440.00    | SF             | 35.00                     | 35.00              | 100       | 1950               | 1950        | 3       | 20                   | 10,080          |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 2                        | 0940             | SHEDS/PORT     | 0                    | 0                   | 12                          | 12                  | 144.00      | SF             | 30.00                     | 30.00              | 100       | 1964               | 1964        | 3       | 20                   | 864             |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 3                        | 0525             | GAZEBO         | 0                    | 0                   | 0                           | 0                   | 1.00        | UT             | 5,000.00                  | 5,000.00           | 100       | 1970               | 1970        | 3       | 20                   | 1,000           |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 4                        | 0936             | SEPTC TANK     | 0                    | 0                   | 0                           | 0                   | 1.00        | UT             | 6,000.00                  | 6,000.00           | 100       | 1950               | 1950        | 3       | 100                  | 6,000           |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 5                        | 0937             | WELL           | 0                    | 0                   | 0                           | 0                   | 1.00        | UT             | 6,000.00                  | 6,000.00           | 100       | 1950               | 1950        | 3       | 100                  | 6,000           |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 6                        | 0200             | BARN WD 0-     | 0                    | 0                   | 0                           | 0                   | 1,440.00    | SF             | 20.00                     | 20.00              | 100       | 1965               | 1965        | 3       | 20                   | 5,760           |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 7                        | 0681             | POLE SHED      | 0                    | 0                   | 36                          | 20                  | 720.00      | SF             | 15.00                     | 15.00              | 100       | 2003               | 2003        | 3       | 29                   | 3,132           |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 8                        | 0301             | BOAT DCK C     | 0                    | 0                   | 0                           | 0                   | 6,338.00    | SF             | 80.00                     | 80.00              | 100       | 2006               | 2006        | 3       | 36                   | 182,534         |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 9                        | 0303             | FLT DOCK W     | 0                    | 0                   | 100                         | 12                  | 1,200.00    | SF             | 26.00                     | 26.00              | 100       | 2006               | 2006        | 3       | 36                   | 11,232          |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 10                       | 0303             | FLT DOCK W     | 0                    | 0                   | 100                         | 12                  | 1,200.00    | SF             | 26.00                     | 26.00              | 100       | 2006               | 2006        | 3       | 36                   | 11,232          |             |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                |                      |                     |                             |                     |             |                |                           | TOTAL OB/XF        |           |                    |             |         |                      |                 |             |                             |           | 237,834                |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP                 | R D                         | LOC ZONE            | FRONT       | DEPTH          | TOT LND UTS               | UNIT TYPE          | D T       | DPHT FACT          | % COND      | TOT ADJ | UNIT PRICE           | ADJ UNIT PRICE  | LAND VALUE  | OTHER ADJUSTMENTS AND NOTES | YEAR      | DENSITY                | DECL                      | FRZ | YR  | CONSRV |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 1                        | 005000           | C              | AGRICULTURAL         | 0                   | 0005                        | OR                  | 0.00        | 0.00           | 200.00                    | FF                 |           | 1.00               | 1.00        | 0.80    | 4,500.00             | 3,600.00        | 720,000     |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 2                        | 006000           | A              | PASTURE - HA         | 0                   | 0005                        | OR                  | 0.00        | 0.00           | 35.00                     | AC                 |           | 1.00               | 1.00        | 1.00    | 370.00               | 370.00          | 12,950      |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 3                        | 005600           | A              | TIMBER 3 N S         | 0                   | 0005                        | OR                  | 0.00        | 0.00           | 45.00                     | AC                 |           | 1.00               | 1.00        | 1.00    | 395.00               | 395.00          | 17,775      |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 4                        | 005902           | A              | HARDWOOD SI          | 0                   |                             | OR                  | 0.00        | 0.00           | 30.00                     | AC                 |           | 1.00               | 1.00        | 1.00    | 170.00               | 170.00          | 5,100       |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 5                        | 009500           | C              | SUBMERGED            | 0                   |                             | OR                  | 0.00        | 0.00           | 48.00                     | AC                 |           | 1.00               | 1.00        | 1.00    | 25.00                | 25.00           | 1,200       |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| 6                        | 009910           | M              | MARKET VALUE         | 0                   |                             | OR                  | 0.00        | 0.00           | 158.00                    | AC                 |           | 1.00               | 1.00        | 1.00    | 90,000.00            | 90,000.00       | 14,220,000  |                             |           |                        |                           |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |
| REVIEW DATE              |                  | 01/01/2023     |                      | BY                  | CD                          | Total Acres: 158.00 |             |                | Total Land Value: 757,025 |                    |           | Market: 15,120,000 |             |         | Agricultural: 35,825 |                 |             | Common: 721,200             |           |                        | PRINTED 07/09/2026 BY SYS |     |     |        |     |  |  |            |  |  |  |  |  |  |  |  |  |

