

IN OR 2735/245  
PARCELS 75 & 75-2  
EX 75-1

GOIN DEBORAH EDENFIELD/SLAYTON H DALE  
85120 GARDENERS CREEK LN  
YULEE, FL 32097

2026

42-2N-27-0000-0075-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 50     |
| Interior Wall            | 08 | DECORATIVE 50  |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 05 | STEEL 100      |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 04               |
| NEIGHBORHOOD/LOC | 4053.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 3,320            | 100         | 2025 | 3,320        | 540,762              |
| FOP       | 264              | 30          | 2025 | 79           | 12,868               |
| FOP       | 560              | 30          | 2025 | 168          | 27,364               |
| UGR       | 1,444            | 45          | 2025 | 650          | 105,872              |
| TOTALS    | 5,588            |             |      | 4,217        | 686,865              |

| EXTRA FEATURES |            |             |         |    |   |        |    |          |       |
|----------------|------------|-------------|---------|----|---|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS  | UT | Adj R    | NOTES |
| 1              | 0300       | BOAT DCK W  | 0       | 50 | 0 | 822.00 | SF | 40.00    |       |
| 2              | 0937       | WELL        | 0       | 50 | 0 | 1.00   | UT | 6,000.00 |       |

| TYPE                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|---------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0500                                                    | 01  | 4,217     | 98.1200     | 162.88         | 686,865        | 2024 | 2024 | 0    | 0    | 0.00 | 100.00 |
| 1 SFR CUST 50% - 2025 Heated Area: 3320 HX Base Yr 2025 |     |           |             |                |                |      |      |      |      |      |        |
|                                                         |     |           |             |                |                |      |      |      |      |      |        |

| 85120 GARDENERS CREEK LN, YULEE |    |          |                |           |         |             |   |        |                 | XF DATE  |  | LAND DATE |  |
|---------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|----------|--|-----------|--|
|                                 |    |          |                |           |         |             |   |        |                 | INC DATE |  | AG DATE   |  |
| UNITS                           | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES    |  |           |  |
| 822.00                          | SF | 40.00    | 40.00          | 100       | 2003    | 2003        | 3 | 29     | 9,535           |          |  |           |  |
| 1.00                            | UT | 6,000.00 | 6,000.00       | 100       | 1999    | 1999        | 3 | 100    | 6,000           |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                 |    |          |                | </        |         |             |   |        |                 |          |  |           |  |

| LAND DESCRIPTION |          |            |                      |     |     |
|------------------|----------|------------|----------------------|-----|-----|
| L N              | USE CODE | CLS        | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000116   | C          | RES MARSH            | 50  | 000 |
| 2                | 009630   | C          | SWAMP                | 50  |     |
| 3                | 009400   | C          | RIGHT-OF-WAY         | 100 |     |
|                  |          |            |                      |     |     |
|                  |          |            |                      |     |     |
|                  |          |            |                      |     |     |
| REVIEW DATE      |          | 12/19/2024 |                      | BY  | KW  |

| TOTAL OB/XF       |       |       |                           |           |     |           |        |         |                 |                | 15,535 |  |
|-------------------|-------|-------|---------------------------|-----------|-----|-----------|--------|---------|-----------------|----------------|--------|--|
| LOC ZONE          | FRONT | DEPTH | TOT LND UTS               | UNIT TYPE | D T | DPH FACT  | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE | L VA   |  |
| 2 RM              | 0.00  | 0.00  | 4.91                      | AC        |     | 1.00      | 1.00   | 0.85    | 130,000.00      | 110,500.00     |        |  |
| RM                | 0.00  | 0.00  | 0.74                      | AC        |     | 1.00      | 1.00   | 1.00    | 500.00          | 500.00         |        |  |
|                   |       |       | 0.59                      | AC        |     | 1.00      | 1.00   | 1.00    | 100.00          | 100.00         |        |  |
|                   |       |       |                           |           |     |           |        |         |                 |                |        |  |
|                   |       |       |                           |           |     |           |        |         |                 |                |        |  |
|                   |       |       |                           |           |     |           |        |         |                 |                |        |  |
| Total Acres: 6.24 |       |       | Total Land Value: 542,984 |           |     | Market: 0 |        |         | Agricultural: 0 |                |        |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 826,756   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 15,535    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 542,984   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 1,385,275 |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 168,146   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 1,217,129 |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 51,411    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 1,165,718 |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 1,385,275 |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 1,144,402 |  |  |  |  |

|                                 |                   |         |            |
|---------------------------------|-------------------|---------|------------|
| DOCK ADJ STD FOR VERY POOR COND |                   |         |            |
| PERMIT NUM                      | DESCRIPTION       | AMT     | ISSUED     |
| B240011195                      | PRIVATE PROVIDER  | 617,596 | 10/02/2024 |
| F240003978                      | FOUNDATION FOR SF | 603,443 | 04/08/2024 |
| F23-11165                       | CONCRETE SLAB FOR | 332,400 | 09/01/2023 |
| MH992732                        | MH MOVE-ON        | 0       | 06/01/1999 |
| Z981077                         | OTHER             | 0       | 11/01/1998 |
| B9805073                        | HOUSEMOVING       | 1,980   | 03/02/1998 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2735/245                       | 2/06/2024 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: GOIN DEBORAH EDENFIEL |           |              |        |        |           |               |  |
| GRANTEE: GOIN DEBORAH EDENFI   |           |              |        |        |           |               |  |
| 2656/1777                      | 7/26/2023 | WD           | Q      | I      | 05        | 520,000       |  |
| GRANTOR: GARDNER CREEK PARTNER |           |              |        |        |           |               |  |
| GRANTEE: GOIN DEBORAH EDENFI   |           |              |        |        |           |               |  |

| BUILDING NOTES                                                                |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                                               |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                           |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2025;ORIG=30,0] E20 S10 E40 S3 S38 S13 W18 W2 N6 W20 S6 W2 W18 N64 \$ |  |  |  |  |  |  |  |  |  |
| UGR=[YR=2025;ORIG=90,13] E38 S38 W38 N38 \$                                   |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2025;ORIG=50,10] E40 N10 W20 N8 W20 S8 S10 \$                         |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2025;ORIG=50,58] E20 S6 E2 S6 W24 N6 E2 N6 \$                         |  |  |  |  |  |  |  |  |  |

GOIN DEBORAH EDENFIELD/SLAYTON H DALE  
85120 GARDENERS CREEK LN  
YULEE, FL 32097

**42-2N-27-0000-0075-0000**

[illegible]