

**AUGUSTIN JEAN ERNST/TSUMA WINIFRED MATAIHYIA**  
**483 BLUE DAZE STREET**  
**YULEE, FL 32097**

**44-2N-27-1003-0048-0000**

| BUILDING CHARACTERISTICS                              |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------|--|--|--|--|--|--|--|--|--|-------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                          |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                                                 |  |  |  |  |  |  |  |  |  | PAGE 1 of 1              |  |  |  |  |  |  |  |  |  |
| ELEMENT                                               |  |  |  |  |  |  |  |  |  | TYPE                                                              |  |  |  |  |  |  |  |  |  | MDL                      |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                         |  |  |  |  |  |  |  |  |  | 0900                                                              |  |  |  |  |  |  |  |  |  | 01                       |  |  |  |  |  |  |  |  |  |
| Roof Structure                                        |  |  |  |  |  |  |  |  |  | 03                                                                |  |  |  |  |  |  |  |  |  | 2,614                    |  |  |  |  |  |  |  |  |  |
| Roof Cover                                            |  |  |  |  |  |  |  |  |  | 05                                                                |  |  |  |  |  |  |  |  |  | 96.0768                  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                         |  |  |  |  |  |  |  |  |  | 13                                                                |  |  |  |  |  |  |  |  |  | 133.55                   |  |  |  |  |  |  |  |  |  |
| Interior Floor                                        |  |  |  |  |  |  |  |  |  | 03                                                                |  |  |  |  |  |  |  |  |  | 349,100                  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                        |  |  |  |  |  |  |  |  |  | 05                                                                |  |  |  |  |  |  |  |  |  | 2022                     |  |  |  |  |  |  |  |  |  |
| Air Condition                                         |  |  |  |  |  |  |  |  |  | 04                                                                |  |  |  |  |  |  |  |  |  | 0                        |  |  |  |  |  |  |  |  |  |
| Heating Type                                          |  |  |  |  |  |  |  |  |  | 02                                                                |  |  |  |  |  |  |  |  |  | 1.00                     |  |  |  |  |  |  |  |  |  |
| Bedrooms                                              |  |  |  |  |  |  |  |  |  | 04                                                                |  |  |  |  |  |  |  |  |  | 99.00                    |  |  |  |  |  |  |  |  |  |
| Bathrooms                                             |  |  |  |  |  |  |  |  |  | 01                                                                |  |  |  |  |  |  |  |  |  | 0                        |  |  |  |  |  |  |  |  |  |
| Frame                                                 |  |  |  |  |  |  |  |  |  | 02                                                                |  |  |  |  |  |  |  |  |  | 1.00                     |  |  |  |  |  |  |  |  |  |
| Stories                                               |  |  |  |  |  |  |  |  |  | 1.                                                                |  |  |  |  |  |  |  |  |  | 0                        |  |  |  |  |  |  |  |  |  |
| Units                                                 |  |  |  |  |  |  |  |  |  | 00                                                                |  |  |  |  |  |  |  |  |  | 100                      |  |  |  |  |  |  |  |  |  |
| Occupancy                                             |  |  |  |  |  |  |  |  |  | 00                                                                |  |  |  |  |  |  |  |  |  | NONE 100                 |  |  |  |  |  |  |  |  |  |
| Quality                                               |  |  |  |  |  |  |  |  |  | 01                                                                |  |  |  |  |  |  |  |  |  | Quality Level 01         |  |  |  |  |  |  |  |  |  |
| DOR CODE                                              |  |  |  |  |  |  |  |  |  | 0100                                                              |  |  |  |  |  |  |  |  |  | SINGLE FAMILY            |  |  |  |  |  |  |  |  |  |
| MAP NUM                                               |  |  |  |  |  |  |  |  |  | 04                                                                |  |  |  |  |  |  |  |  |  | MKT AREA                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                      |  |  |  |  |  |  |  |  |  | 4086.0100                                                         |  |  |  |  |  |  |  |  |  |                          |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                             |  |  |  |  |  |  |  |  |  | TOTAL GROSS AREA                                                  |  |  |  |  |  |  |  |  |  | PCT OF BASE              |  |  |  |  |  |  |  |  |  |
| YEAR                                                  |  |  |  |  |  |  |  |  |  | TOT ADJ AREA                                                      |  |  |  |  |  |  |  |  |  | SUBAREA MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| BAS                                                   |  |  |  |  |  |  |  |  |  | 2,232                                                             |  |  |  |  |  |  |  |  |  | 100                      |  |  |  |  |  |  |  |  |  |
| FGR                                                   |  |  |  |  |  |  |  |  |  | 498                                                               |  |  |  |  |  |  |  |  |  | 55                       |  |  |  |  |  |  |  |  |  |
| FOP                                                   |  |  |  |  |  |  |  |  |  | 152                                                               |  |  |  |  |  |  |  |  |  | 30                       |  |  |  |  |  |  |  |  |  |
| FSP                                                   |  |  |  |  |  |  |  |  |  | 156                                                               |  |  |  |  |  |  |  |  |  | 40                       |  |  |  |  |  |  |  |  |  |
| TOTALS                                                |  |  |  |  |  |  |  |  |  | 3,038                                                             |  |  |  |  |  |  |  |  |  | 2,614                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                        |  |  |  |  |  |  |  |  |  | 483 BLUE DAZE ST, YULEE                                           |  |  |  |  |  |  |  |  |  | 03/21/2023               |  |  |  |  |  |  |  |  |  |
| 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                    |  |  |  |  |  |  |  |  |  |
| BLD DATE                                              |  |  |  |  |  |  |  |  |  | 03/21/2023                                                        |  |  |  |  |  |  |  |  |  | NW                       |  |  |  |  |  |  |  |  |  |
| XF DATE                                               |  |  |  |  |  |  |  |  |  | LGL DATE                                                          |  |  |  |  |  |  |  |  |  | 05/07/2025               |  |  |  |  |  |  |  |  |  |
| INC DATE                                              |  |  |  |  |  |  |  |  |  | LAND DATE                                                         |  |  |  |  |  |  |  |  |  | MLU                      |  |  |  |  |  |  |  |  |  |
| AG DATE                                               |  |  |  |  |  |  |  |  |  | BUILDING NOTES                                                    |  |  |  |  |  |  |  |  |  |                          |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                   |  |  |  |  |  |  |  |  |  | BAS=[YR=2022;ORIG=-12,0] W27 S48 E9 S4 E12 S22 E18 N61 W12 N13 \$ |  |  |  |  |  |  |  |  |  |                          |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2022;ORIG=-39,48] S26 E20 E1 N22 W12 N4 W9 \$ |  |  |  |  |  |  |  |  |  |                                                                   |  |  |  |  |  |  |  |  |  |                          |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2022;ORIG=0,0] W12 S13 E12 N13 \$             |  |  |  |  |  |  |  |  |  |                                                                   |  |  |  |  |  |  |  |  |  |                          |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2022;ORIG=-19,74] S8 E19 N8 W19 \$            |  |  |  |  |  |  |  |  |  |                                                                   |  |  |  |  |  |  |  |  |  |                          |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                      |  |  |  |  |  |  |  |  |  | TOTAL OB/XF                                                       |  |  |  |  |  |  |  |  |  | 0                        |  |  |  |  |  |  |  |  |  |
| 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 000100                                              |  |  |  |  |  |  |  |  |  | C                                                                 |  |  |  |  |  |  |  |  |  | RES                      |  |  |  |  |  |  |  |  |  |
| 100                                                   |  |  |  |  |  |  |  |  |  | PD -                                                              |  |  |  |  |  |  |  |  |  | E 0.00                   |  |  |  |  |  |  |  |  |  |
| 0.00                                                  |  |  |  |  |  |  |  |  |  | 1.00                                                              |  |  |  |  |  |  |  |  |  | LT                       |  |  |  |  |  |  |  |  |  |
| 1.00                                                  |  |  |  |  |  |  |  |  |  | 1.00                                                              |  |  |  |  |  |  |  |  |  | 1.00                     |  |  |  |  |  |  |  |  |  |
| 75,000.00                                             |  |  |  |  |  |  |  |  |  | 75,000.00                                                         |  |  |  |  |  |  |  |  |  | 75,000                   |  |  |  |  |  |  |  |  |  |
| REVIEW DATE                                           |  |  |  |  |  |  |  |  |  | 11/29/2023                                                        |  |  |  |  |  |  |  |  |  | BY                       |  |  |  |  |  |  |  |  |  |
| NW                                                    |  |  |  |  |  |  |  |  |  | Total Acres: 0.00                                                 |  |  |  |  |  |  |  |  |  | Total Land Value: 75,000 |  |  |  |  |  |  |  |  |  |
| Market: 0                                             |  |  |  |  |  |  |  |  |  | Agricultural: 0                                                   |  |  |  |  |  |  |  |  |  | Common: 75,000           |  |  |  |  |  |  |  |  |  |
| PRINTED 07/09/2026 BY SYS                             |  |  |  |  |  |  |  |  |  |                                                                   |  |  |  |  |  |  |  |  |  |                          |  |  |  |  |  |  |  |  |  |