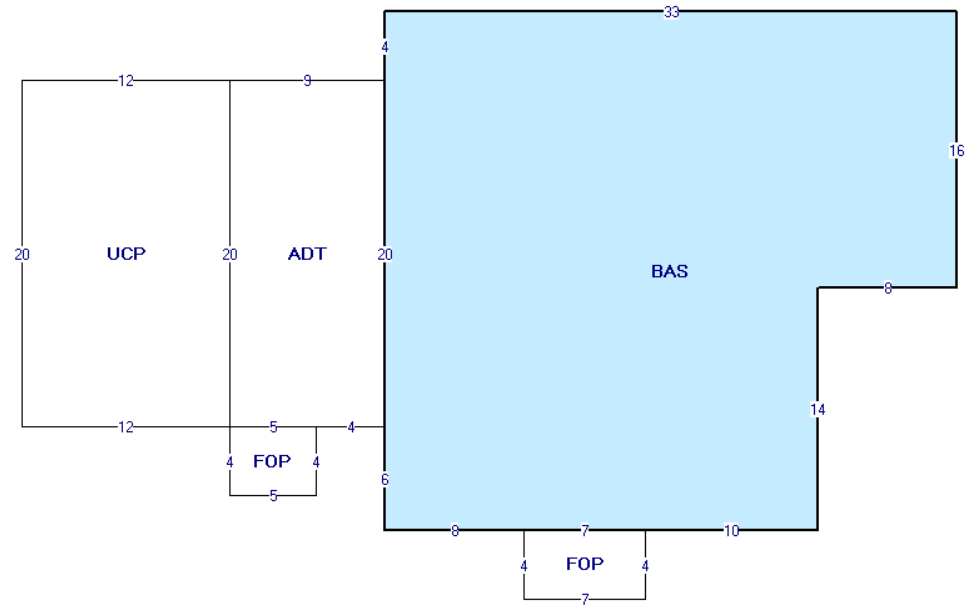




| BUILDING CHARACTERISTICS |                 |     |       |
|--------------------------|-----------------|-----|-------|
| CATEGORY                 | TYPE            | %   | PTS   |
| Exterior Wall            | 15 CONCRETE BLK | 100 | 32.00 |
| Roof Struct              | 4 WOOD TRUSS    | 100 | 7.00  |
| Roofing Cover            | 4 BUILT UP/T&G  | 100 | 3.00  |
| Interior Wall            | 5 DRYWALL       | 75  | 17.00 |
| Interior Wall            | 6 WOOD CUSTOM   | 25  | 7.00  |
| Int Flooring             | 12 HARDWOOD     | 50  | 10.00 |
| Int Flooring             | 14 CARPET       | 50  | 6.00  |
| Heating Fuel             | 4 ELECTRIC      | 100 | 1.00  |
| Heating Type             | 4 FORCED-DUCTED | 100 | 4.00  |
| Air Cond                 | 3 CENTRAL       | 100 | 6.00  |
| Ceiling Wall             | 6 NS CEIL WALL  | 100 | 1.00  |
| Comm Htg & AC            | 1 NOT ZONED     | 100 | 1.00  |
| Comm Frame               | 3 C-MASONRY     | 100 | 5.00  |

1700 Office 1-2 Story

\*\* VALUE SUBJECT TO CHANGE \*\*



| CATEGORY         | UNITS | ADJ |
|------------------|-------|-----|
| Stories          | 1.00  | 0   |
| Baths            | 4.00  | 0   |
| Rooms / Units    | 2.00  | 0   |
| Avg Story Height | 8.00  | 0   |

| BASE RATE ADJ         |  | ADJ    |
|-----------------------|--|--------|
| Quality Adjustment    |  | 0.9000 |
| Mkt/Design Factor     |  | 1.0000 |
| TOTAL ADJUSTED POINTS |  | 97     |
| DEPRECIATION ADJ      |  | ADJ    |

| TYPE | STYLE | CLS | QUA | HX % | NHX %  | LOC  | % COMP |
|------|-------|-----|-----|------|--------|------|--------|
| 1201 | 04    | 3   | 02  | 0.00 | 100.00 | 1.00 | 100    |

| SAR | AREA | B | H | P. of B. | EFF. AREA | DPR VALUE |
|-----|------|---|---|----------|-----------|-----------|
| ADT | 180  |   | X | 100      | 180       | 7,670     |
| BAS | 878  |   | X | 100      | 878       | 37,411    |
| FOP | 48   |   |   | 30       | 14        | 597       |
| UCP | 240  |   |   | 20       | 48        | 2,045     |

BUILDING: 1 AKA: GABRIEL & ASSOCIATES CPA  
SITE ADDRESS: 10117 OLD ST AUGUSTINE RD JACKSONVILLE 1201 CONVERTED RESIDENCE

| L N | VOLUME / YEAR | PAGE / CLERK | DATE OF SALE | I N | Q U | V I | R E | SALES PRICE | NOTE AMOUNT | MAC | MAC AMOUNT | GRANTOR                | GRANTEE    | SALES NOTE           |
|-----|---------------|--------------|--------------|-----|-----|-----|-----|-------------|-------------|-----|------------|------------------------|------------|----------------------|
| 1   | 18988         | 01659        | 10/25/2019   | WD  | U   | V   | 11  | 100         |             | 0   | N          | GABRIEL JOHN J         | VU MATTHEW | 20200207 RE-RECORDED |
| 2   | 18983         | 00925        | 10/25/2019   | WD  | Q   | V   | 01  | 210000      |             | 0   | N          | GABRIEL JOHN J         | VU MATTHEW | 20200207 NO NOTARY   |
| 3   | 08444         | 02382        | 09/20/1996   | WD  | Q   | I   | 01  | 135000      |             | 0   | N          | WRIGHT MARVIN R & JUNE |            | JOANN ZANGLE 954-    |
| 4   | 06889         | 02030        | 04/17/1990   | WD  | Q   | I   | 02  | 75000       |             | 0   | N          |                        |            |                      |

| ACREAGE | 0.00 | PRICE/SF | 42.61 |
|---------|------|----------|-------|
|---------|------|----------|-------|

| L N | OB/XF CODE | DESCRIPTION       | BLD | HX % | NHX %  | LENGTH | WIDTH | UNITS | GRADE | FACTOR | UNIT PRICE | ADJ UNIT PRICE | ORIG COND | ACTUAL YEAR | EFF YEAR | YEAR ON ROLL | % COND | OB/XF MKT VALUE | APPRaisal DATES                                   | APPRAISED BY   |                                 |
|-----|------------|-------------------|-----|------|--------|--------|-------|-------|-------|--------|------------|----------------|-----------|-------------|----------|--------------|--------|-----------------|---|--|---------------------------------|
| 1   | FPMC6      | Fireplace Masonry | 1   | 0.00 | 100.00 | 0      | 0     | 1.00  | 2     | 100    | 4,420.00   | 3,978.00       | 100       | 1953        | 1953     | 2007         | 20     | 796             | BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME | 01/12/2021<br>07/06/2023<br>07/06/2023<br>06/06/2018<br>07/06/2023 | JWV<br>TJD<br>TJD<br>MKL<br>TJD |

| L N | USE CODE | LAND USE DESCRIPTION | HX %         | NHX % | R D    | LOC ZONE | FRONT | DEPTH | SIZE FACTOR | UNITS  | UNIT TYPE | D T | DPTH FACT | COND FACTOR | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
|-----|----------|----------------------|--------------|-------|--------|----------|-------|-------|-------------|--------|-----------|-----|-----------|-------------|------------|----------------|------------|
| C   | 1        | 1200                 | COMM/RES/OFF | 0.00  | 100.00 |          | CRO   | 0.00  | 0.00        | 100.00 | 35,168.00 | S   | 0         | 1.00        | 4.00       | 4.00           | 140,672    |

| L N | DATE | BLD | USER ID | CD | PARCEL NOTES |
|-----|------|-----|---------|----|--------------|
|-----|------|-----|---------|----|--------------|

| Duval County Property Appraisers Office |         |  |  |  | Tax Dist GS |  |
|---|---------|--|--|--|-------------|--|
| VALUE SUMMARY                           |         |  |  |  |             |  |
| PRIMARY VALUATION METHOD                | CAMA    |  |  |  |             |  |
| BUILDING VALUE                          | 47,722  |  |  |  |             |  |
| EXTRA FEATURE VALUE                     | 796     |  |  |  |             |  |
| TOTAL MARKET LAND VALUE                 | 140,672 |  |  |  |             |  |
| MARKET VALUE OF AG LAND                 | 0       |  |  |  |             |  |
| TOTAL LAND VALUE AG + COMMON            | 0       |  |  |  |             |  |
| MARKET VALUE                            | 189,190 |  |  |  |             |  |
| ASSESSED VALUE                          | 189,190 |  |  |  |             |  |
| CAP BASE YEAR                           | 0       |  |  |  |             |  |
| TAXABLE VALUE                           | 189,190 |  |  |  |             |  |
| EXEMPTIONS                              | None    |  |  |  |             |  |
| TOTAL EXEMPTIONS VALUE                  | 0       |  |  |  |             |  |
| SENIOR EXEMPTION VALUE                  | 0       |  |  |  |             |  |
| SR/HISTORIC TAXABLE VALUE               | N/A     |  |  |  |             |  |

| PERMIT NO. | TP   | ST. | DESCRIPTION | EST VALUE | ISSUE DATE |
|------------|------|-----|-------------|-----------|------------|
| B19152857  | WRKG | V   | DEMO BLDG   | 2,475     | 01/11/2019 |

BUILDING DIMENSIONS  
UCP:12,4:=W12 S20 E12 N20 \$ ADT:21,4:=W9 S20 E5 E 4 N20 \$ BAS:54,0:=W33 S4 S20 S6 E8 E7 E10 N14 E8 N16 \$ FOP:29,30:=E7 S4 W7 N4 \$ POP:12,24:=S4 E5 N4 W5 \$ .

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|