

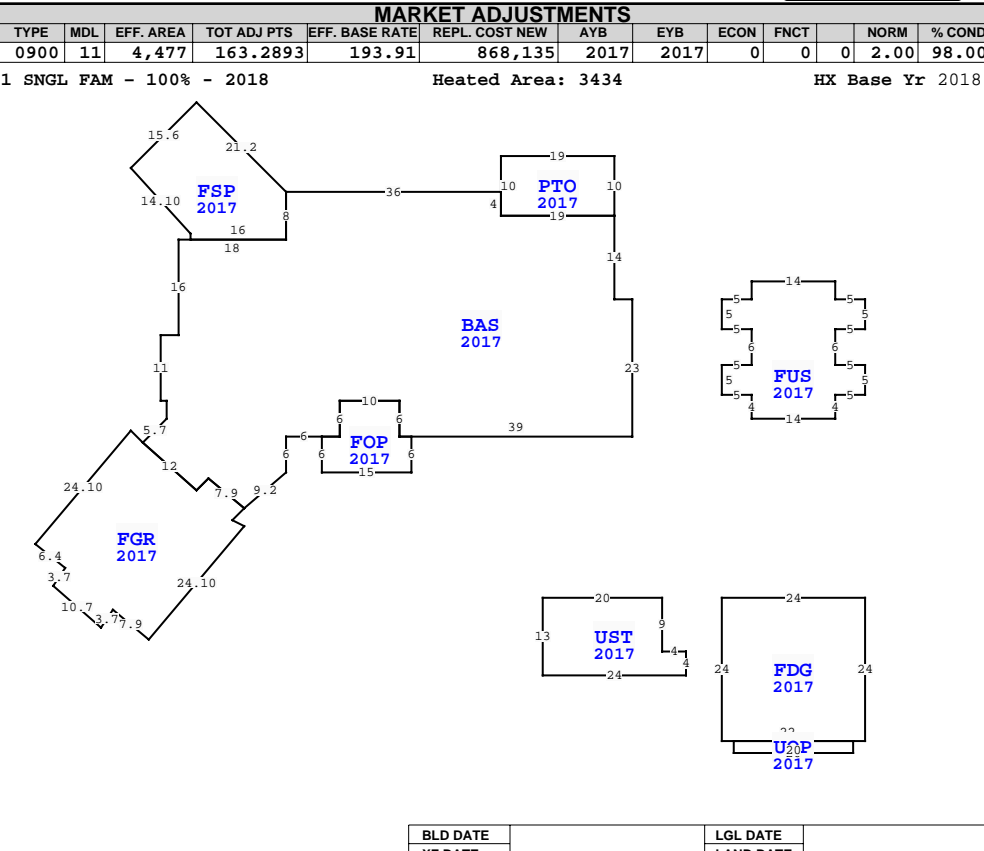
TRACT 4  
IN OR 1995/1452  
AIKEN SUB UNR

BYRNS FAMILY TRUST/BYRNS KENNETH L TRUSTEE  
1327 AUTUMN TRACE  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0020-0004-0000

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |              |
|--------------------------|------------------|---------------|--------------|
| ELEMENT                  | CD               |               |              |
| Exterior Wall            | 10               | ABOVE AVG     | 100          |
| Roof Structur            | 08               | IRREGULAR     | 100          |
| Roof Cover               | 11               | SLATE         | 90           |
| Roof Cover               | 12               | MODULAR MT    | 10           |
| Interior Wall            | 05               | DRYWALL       | 100          |
| Interior Floor           | 11               | CLAY TILE     | 80           |
| Interior Floor           | 12               | HARDWOOD      | 20           |
| Air Condition            | 03               | CENTRAL       | 100          |
| Heating Type             | 04               | AIR DUCTED    | 100          |
| Bedrooms                 |                  | 4             | 100          |
| Bathrooms                |                  | 4.5           | 100          |
| Frame                    | 02               | WOOD FRAME    | 100          |
| Stories                  | 1.               | 1.            | 100          |
| Units                    |                  | 0             | 100          |
| BUD8 Adjustme            | 05               | DIST 1A       | 100          |
| Quality                  | 06               | Quality Level | 06           |
| DOR CODE                 | 0100             | SINGLE FAMILY |              |
| MAP NUM                  |                  | MKT AREA      | 03           |
| NEIGHBORHOOD/LOC         | 3027.00          |               |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | TOT ADJ AREA |
| BAS                      | 3,012            | 100           | 3,012        |
| FDG                      | 576              | 60            | 346          |
| FGR                      | 666              | 55            | 366          |
| FOP                      | 150              | 30            | 45           |
| FSP                      | 360              | 40            | 144          |
| FUS                      | 422              | 100           | 422          |
| PTO                      | 190              | 5             | 10           |
| UOP                      | 40               | 20            | 8            |
| UST                      | 276              | 45            | 124          |
| TOTALS                   | 5,692            |               | 4,477        |
|                          |                  |               | 850,772      |



| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1  | 8 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 8              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 850,772      |   |
| TOTAL MARKET OB/XF VALUE  |  | 62,074       |   |
| TOTAL LAND VALUE - MARKET |  | 525,000      |   |
| TOTAL MARKET VALUE        |  | 1,437,846    |   |
| SOH/AGL Deduction         |  | 431,768      |   |
| ASSESSED VALUE            |  | 1,006,078    |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  | 956,078      |   |
| TOTAL JUST VALUE          |  | 1,437,846    |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 1,209,364    |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 17001597   | CO ISSUED   | 0       | 02/28/2017 |
| B1632181   | NEW CONSTR  | 370,682 | 04/26/2016 |
| B1530954   | DEMOLITION  | 0       | 08/10/2015 |
| 6542       | ADDITION    | 17,920  | 06/19/1990 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1995/1452         | 7/31/2015 | WD Q      | Q     | I     | 01     | 460,000    |

GRANTOR: STAFFORD FAMILY REVOC  
GRANTEE: BYRNS FAMILY TRUST  
1609/0897 2/25/2009 WD U I 30 100  
GRANTOR: STAFFORD FRANK E JR &  
GRANTEE: STAFFORD FRANK EDWA

| BLD DATE |          | LGL DATE  |         |
|----------|----------|-----------|---------|
| XF DATE  | INC DATE | LAND DATE | AG DATE |
|          |          |           |         |

| EXTRA FEATURES     |            |             |         |     |   |       |    |          |                |           |          |             |      |        |                 |       |        |
|--------------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|-----------|----------|-------------|------|--------|-----------------|-------|--------|
| 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                  | 0504       | FP-ELECTRI  | 0       | 100 | 0 | 0     |    | 1.00     | UT             | 2,000.00  | 2,000.00 | 100         | 2017 | 2017   | 3               | 98    | 1,960  |
| 2                  | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    | 4,766.00 | SF             | 10.00     | 10.00    | 100         | 2017 | 2017   | 3               | 97    | 46,230 |
| 3                  | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    | 298.00   | SF             | 10.00     | 10.00    | 100         | 2017 | 2017   | 3               | 97    | 2,891  |
| 4                  | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    | 276.00   | SF             | 10.00     | 10.00    | 100         | 2017 | 2017   | 3               | 97    | 2,677  |
| 9                  | 0300       | BOAT DCK W  | 0       | 100 | 0 | 0     |    | 693.00   | SF             | 40.00     | 40.00    | 100         | 2001 | 2001   | 3               | 30    | 8,316  |
| <b>TOTAL OB/XF</b> |            |             |         |     |   |       |    |          |                |           |          |             |      |        | 62,074          |       |        |

| BUILDING NOTES   |  |
|--|--|
| BUILDING DIMENSIONS  |  |
| BAS=[YR=2017] W3 N14 PTO=[YR=2017] N10 W19 S10 E19\$ W19 N4 W36 FSP=[YR=2017] U15 L15 L11 D11 R10 D11 S1 E16 N8\$ S8 W18 S16 W3 S11 E1 S3 D4 L4 FGR=[YR=2017] U2 L2 L16 D19 R5 D4 D3 L2 D7 R8 U3 R2 R6 D5 U19 R16 U1 L2 U2 R2 U5 L6 D2 L2 U8 L9 \$ D8 R9 U2 R2 D5 R6 U6 R7 N6 E6 FOP=[YR=2017] S6 E15 N6 W2 N6 W10 S6 W3\$ E3 N6 E10 S6 E39 N23\$ PTR=E15 FUS=[YR=2017] E5 N3 E14 S3 E5 S5 W5 S6 E5 S5 W5 S4 W14 N4 W5 N5 E5 N6 W5 N5 \$ W15\$ PTR=E15 S50 FDG=[YR=2017] E24 S24 W2 UOP=[YR=2017] S2 W20 N2 E20\$ W22 N24 \$ N50 W15\$ PTR=E5 S50 UST=[YR=2017] W20 S13 E24 N4 W4 N9\$ N50 W5\$. |  |

| LAND DESCRIPTION |          | TOTAL OB/XF |                      |     |     |          |        |        |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |
| 1                | 000132   | C           | SFR RIVER            | 100 |     | RS-1     | 100.00 | 292.00 | 100.00      | FF        |     | 1.00     | 1.00   | 0.75    | 7,000.00   | 5,250.00       | 525,000    |                             |      |         |      |     |    |        |