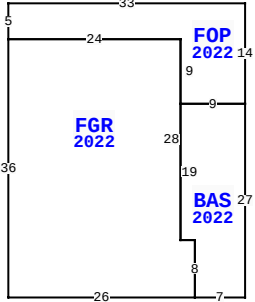
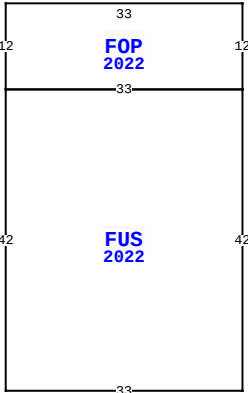
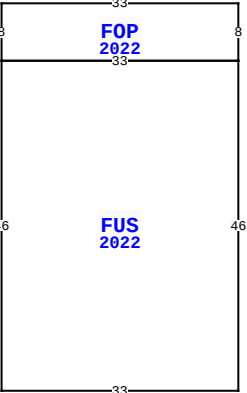




| BUILDING CHARACTERISTICS                                                                                                                     |                  |             |                      |                      |                                                                                   |          |           |             |                | 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             | VALUATION SUMMARY                                                                  |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                |                  | 10          | ABOVE AVG 70         |                      | 0500                                                                              | 11       | 3,887     | 139.3524    | 198.58         | 771,880            | 2022    | 2022        | 0      | 0       | 0               | 0.00           | 100.00             | VALUATION BY STANDARD                                                              |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                |                  | 17          | CB STUCCO 30         |                      | 1 SFR CUST - 100% - 2023                                                          |          |           |             |                |                    |         |             |        |         |                 |                |                    | Heated Area: 3131                                                                  |      |                        |      |     |    |        |  |  |  | HX Base Yr 2023                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                               |                  | 03          | GABLE/HIP 100        |                      |  |          |           |             |                |                    |         |             |        |         |                 |                |                    |  |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   |                  | 03          | COMP SHNGL 100       |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                |                  | 05          | DRYWALL 100          |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                               |                  | 12          | HARDWOOD 80          |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                               |                  | 11          | CLAY TILE 20         |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                |                  | 03          | CENTRAL 100          |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 |                  | 04          | AIR DUCTED 100       |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     |                  | 4           | 100                  |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    |                  | 4.5         | 100                  |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                        |                  | 03          | MASONRY 100          |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                      |                  | 3.          | 100                  |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        |                  | 0           | 100                  |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                      |                  | 04          | Quality Level 04     |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                     |                  | 0100        | SINGLE FAMILY        |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                  |             | MKT AREA             |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    | 03                                                                                 |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             |                  |             | 3038.00              |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 227              | 100         | 227                  | 45,078               |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                          | 880              | 55          | 484                  | 96,113               |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 246              | 30          | 74                   | 14,695               |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 264              | 30          | 79                   | 15,688               |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 396              | 30          | 119                  | 23,631               |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                          | 1,386            | 100         | 1,386                | 275,232              |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                          | 1,518            | 100         | 1,518                | 301,444              |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |             |                      |                      | 4,917                                                                             |          | 3,887     | 771,880     |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |             |                      |                      | 5448 OCEAN BLVD, FERNANDINA BEACH                                                 |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                 | 2.00     | UT        | 2,000.00    | 2,000.00       | 100                | 2022    | 2022        | 3      | 100     | 4,000           |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0410             | ELEVATOR    | 0 100                | 0                    | 0                                                                                 | 1.00     | UT        | 10,000.00   | 10,000.00      | 100                | 2022    | 2022        | 3      | 100     | 10,000          |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                            | 0855             | CONC PAVER  | 0 100                | 0                    | 0                                                                                 | 988.00   | SF        | 10.00       | 10.00          | 100                | 2022    | 2022        | 3      | 100     | 9,880           |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                            | 0855             | CONC PAVER  | 0 100                | 0                    | 0                                                                                 | 301.00   | SF        | 10.00       | 10.00          | 100                | 2022    | 2022        | 3      | 100     | 3,010           |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                | TOTAL OB/XF 26,890 |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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           | SFR                  | 100                  |                                                                                   | RS-2     | 50.00     | 125.00      | 50.00          | FF                 |         | 1.00        | 1.00   | 1.09    | 9,000.00        | 9,810.00       | 490,500            |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                              |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 11/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 490,500 Market: 0 Agricultural: 0 Common: 490,500 PRINTED 08/02/2023 BY SYS |                  |             |                      |                      |                                                                                   |          |           |             |                |                    |         |             |        |         |                 |                |                    |                                                                                    |      |                        |      |     |    |        |  |  |  |                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |