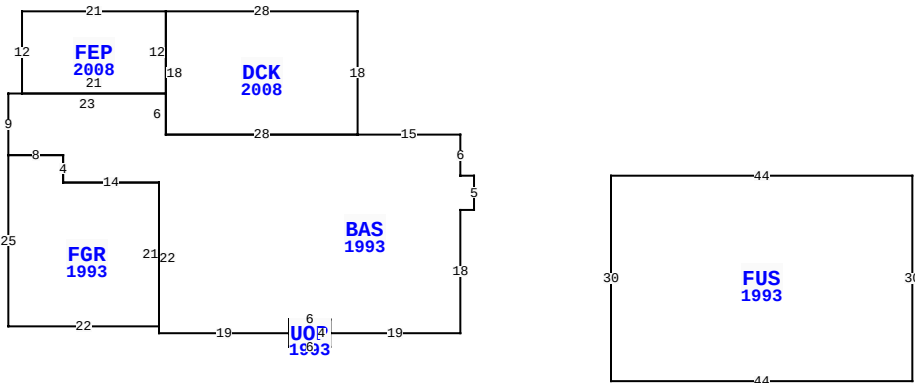


**PAPPADA NICHOLAS & SARA**  
1934 LAKESIDE DRIVE SOUTH  
FERNANDINA BEACH, FL 32034

# 2023



| 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            |                  | 20          | FACE BRICK 100       |                      |                                      |          | 0900                                                                               | 01       | 3,383                   | 112.3596    | 133.43         | 451,394        | 1987   | 1987    | 0               | 0              | 0                         | 25.25                       | 74.75             | VALUATION BY |      | STANDARD |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Roof Structure           |                  | 03          | GABLE/HIP 100        |                      |                                      |          | 1 SNGL FAM - 0% - 0                                                                |          |                         |             |                |                |        |         |                 |                | Heated Area: 2854         |                             |                   |              |      |          |    |        |  |  | HX Base Yr |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |                      |                                      |          |  |          |                         |             |                |                |        |         |                 |                | Tax Group: 8              |                             | Tax Dist:         |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                | BUILDING MARKET VALUE     |                             | 337,417           |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Interior Floor           |                  | 13          | LVT/LAMNT 60         |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                | TOTAL MARKET OB/XF VALUE  |                             | 84,982            |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Interior Floor           |                  | 14          | CARPET 40            |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                | TOTAL LAND VALUE - MARKET |                             | 252,000           |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                | TOTAL MARKET VALUE        |                             | 674,399           |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                | SOH/AGL Deduction         |                             | 52,480            |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 4 100                |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                | ASSESSED VALUE            |                             | 621,919           |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100                |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                | TOTAL EXEMPTION VALUE     |                             | 0                 |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                | BASE TAXABLE VALUE        |                             | 621,919           |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 2.          | 2. 100               |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                | TOTAL JUST VALUE          |                             | 674,399           |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100                |                      |                                      |          | NCON VALUE                                                                         |          | 79,853                  |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            |                  | 05          | DIST 1A 100          |                      |                                      |          | INCOME VALUE                                                                       |          | PREVIOUS YEAR MKT VALUE |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |                      |                                      |          |                                                                                    |          | 587,902                 |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 06          | Quality Level 06     |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY        |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                      | 02                                   |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 2031.00     |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,534            | 100         | 1,534                | 153,000              |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| DCK                      | 504              | 10          | 50                   | 4,987                |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| FEP                      | 252              | 80          | 202                  | 20,147               |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| FGR                      | 494              | 55          | 272                  | 27,129               |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| FUS                      | 1,320            | 100         | 1,320                | 131,656              |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| UOP                      | 24               | 20          | 5                    | 499                  |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 4,128       | 3,383                | 337,417              |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      | 1934 S LAKESIDE DR, 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                        | 0812             | CONCRETE C  | 0                    | 0                    | 0                                    | 1,473.00 | SF                                                                                 | 4.00     | 4.00                    | 100         | 1987           | 1987           | 3      | 54.5    | 3,211           |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| 2                        | 0810             | CONCRETE A  | 0                    | 0                    | 60                                   | 3        | 180.00                                                                             | SF       | 6.50                    | 100         | 1987           | 1987           | 3      | 54.5    | 638             |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| 3                        | 0504             | FP-ELECTRI  | 0                    | 0                    | 0                                    | 1.00     | UT                                                                                 | 2,000.00 | 2,000.00                | 100         | 1987           | 1987           | 3      | 64      | 1,280           |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| 4                        | 0861             | POOL GUNIT  | 0                    | 0                    | 0                                    | 275.00   | SF                                                                                 | 85.00    | 85.00                   | 100         | 2022           | 2022           | 3      | 100     | 23,375          |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| 5                        | 0855             | CONC PAVER  | 0                    | 0                    | 0                                    | 1,386.00 | SF                                                                                 | 10.00    | 10.00                   | 100         | 2022           | 2022           | 3      | 100     | 13,860          |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| 6                        | 1242             | WD DECK A   | 0                    | 0                    | 0                                    | 225.00   | SF                                                                                 | 10.00    | 10.00                   | 100         | 2022           | 2022           | 3      | 100     | 2,250           |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| 7                        | 0911             | SCRN RM A   | 0                    | 0                    | 0                                    | 2,021.00 | SF                                                                                 | 17.50    | 17.50                   | 100         | 2022           | 2022           | 3      | 100     | 35,368          |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| 8                        | 0600             | SUMMER KIT  | 0                    | 0                    | 0                                    | 1.00     | UT                                                                                 | 5,000.00 | 5,000.00                | 100         | 2022           | 2022           | 3      | 100     | 5,000           |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
| 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                        | 000100           | C           | SFR                  | 0                    |                                      | RS-2     | 0.00                                                                               | 0.00     | 1.00                    | LT          |                | 1.00           | 1.00   | 1.40    | 180,000.00      | 252,000.00     | 252,000                   |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                      |          |                                                                                    |          |                         |             |                |                |        |         |                 |                |                           |                             |                   |              |      |          |    |        |  |  |            |  |  |  |  |  |  |  |  |  |