

**STINES ERNEST CHARLES & MONA JOWERS**  
2862 PARK SQUARE PLAVE  
FERNANDINA BEACH, FL 32034

00-00-30-021C-0074-0000



| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                         |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|------------------------------------|--|--|--|--|--|--|--|--|--|
| ELEMNT 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 12 CEDAR 70                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  | 0900 01 2,471 129.0576 153.26 378,705 1990 2010 0 0 0 6.90 93.10                           |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD              |  |  |  |  |  |  |  |  |  |
| Exterior Wall 20 FACE BRICK 30                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 1 SNGL FAM - 100% - 2022 Heated Area: 2130 HX Base Yr 2022                                 |  |  |  |  |  |  |  |  |  | Tax Group: 8 Tax Dist:             |  |  |  |  |  |  |  |  |  |
| Roof Structur 03 GABLE/HIP 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 352,574      |  |  |  |  |  |  |  |  |  |
| Roof Cover 03 COMP SHNGL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 23,163    |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 180,000  |  |  |  |  |  |  |  |  |  |
| Interior Floo 11 CLAY TILE 60                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 555,737         |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 40                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 8,442            |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 547,295             |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,000 |  |  |  |  |  |  |  |  |  |
| Bedrooms 4 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 497,295         |  |  |  |  |  |  |  |  |  |
| Bathrooms 2 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 555,737           |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | NCON VALUE 400                     |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | INCOME VALUE                       |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 530,966    |  |  |  |  |  |  |  |  |  |
| Occupancy 00 NONE 100                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 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 2,130 100 2,130 303,919                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FGR 522 55 287 40,951                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FOP 30 30 9 1,284                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FOP 45 30 14 1,998                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| FOP 104 30 31 4,423                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| TOTALS 2,831 2,471 352,574                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 2862 PARK SQUARE PL, 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1990 1990 3 70 2,450                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 2 0812 CONCRETE C 0 100 0 0 1,508.00 SF 4.00 4.00 100 1990 1990 3 62 3,740                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 3 0861 POOL GUNIT 0 100 28 16 448.00 SF 85.00 85.00 100 1991 1991 3 20 7,616                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 4 0845 KOOL DECK 0 100 0 0 973.00 SF 7.25 7.25 100 1991 1991 3 64 4,515                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 5 0910 SCR N RM L 0 100 0 0 1,414.00 SF 15.00 15.00 100 1991 1991 3 20 4,242                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 6 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 1991 1991 3 20 200                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 7 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2000 2000 3 20 400                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 23,163                                                                         |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 0.00 0.00 1.00 LT 1.00 1.00 1.00 180,000.00 180,000.00 180,000                                                                                                                                 |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 12/28/2023 BY TWA                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000      |  |  |  |  |  |  |  |  |  | PRINTED 08/02/2023 BY SYS          |  |  |  |  |  |  |  |  |  |