



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

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|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1076.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,748            | 100         | 1,748        | 231,108              |
| FGR       | 502              | 55          | 276          | 36,491               |
| FOP       | 30               | 30          | 9            | 1,190                |
| FSP       | 130              | 40          | 52           | 6,875                |
| FUS       | 309              | 100         | 309          | 40,854               |

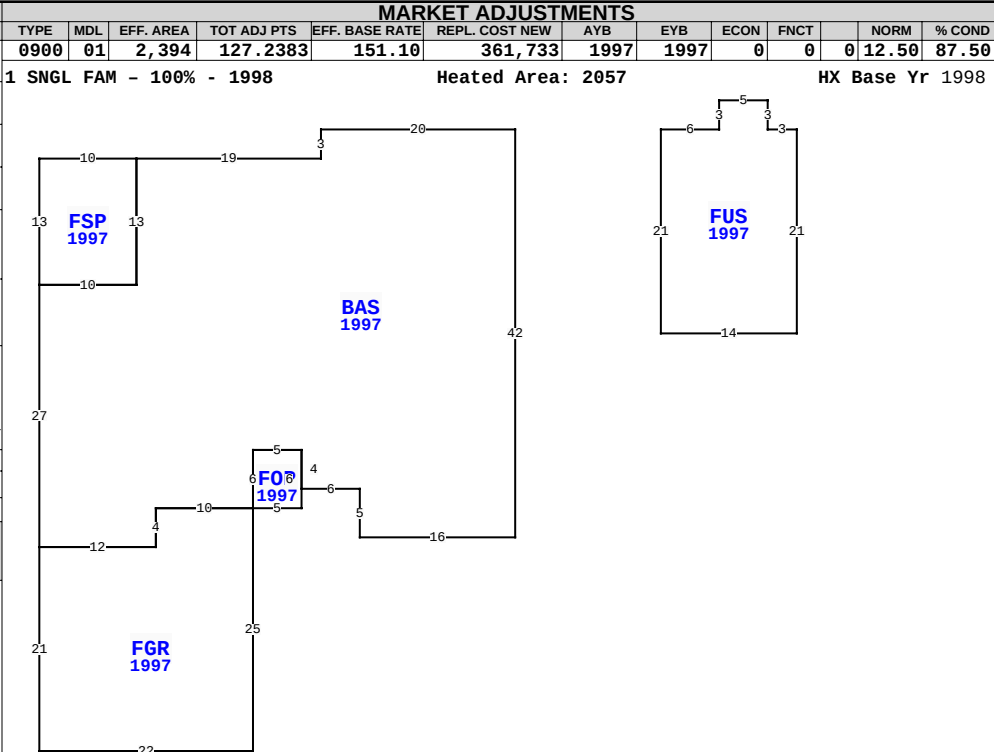
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,719 |  | 2,394 | 316,516 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |
| 1              | 0500       | FP-PRE FAB  |
| 2              | 0812       | CONCRETE C  |
| 3              | 1242       | WD DECK A   |

| 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     | 1997        | 1997 | 3      | 81              | 2,835 |
| 2   | 0812       | CONCRETE C  | 0       | 100 | 0  | 0     |    | 1,067.00 | SF 4.00        | 4.00      | 100     | 1997        | 1997 | 3      | 75              | 3,201 |
| 3   | 1242       | WD DECK A   | 0       | 100 | 20 | 13    |    | 260.00   | SF 10.00       | 10.00     | 100     | 1997        | 1997 | 3      | 20              | 520   |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 01/06/2023 | BY | TWA |
|-------------|------------|----|-----|



|                                          |          |           |
|------------------------------------------|----------|-----------|
| 2587 ROBERT OLIVER AVE, FERNANDINA BEACH | BLD DATE | LGL DATE  |
|                                          | XF DATE  | LAND DATE |
|                                          | INC DATE | AG DATE   |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |     |          |        |         | 6,556      |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|
| 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 |
| 1           | 000100   | C   | SFR                  | 100 | 0003 |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 180,000.00 |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |     |          |        |         | 6,556      |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|
| 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 |
| 1           | 000100   | C   | SFR                  | 100 | 0003 |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 180,000.00 |

|         |   |               |   |         |         |
|---------|---|---------------|---|---------|---------|
| Market: | 0 | Agricultural: | 0 | Common: | 180,000 |
|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 316,516     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 6,556       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 180,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 503,072     |   |
| SOH/AGL Deduction         |  |              |  | 248,275     |   |
| ASSESSED VALUE            |  |              |  | 254,797     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,000      |   |
| BASE TAXABLE VALUE        |  |              |  | 204,797     |   |
| TOTAL JUST VALUE          |  |              |  | 503,072     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 470,340     |   |

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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                  |           |           |     |     |        |            |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0794/1603                   | 5/29/1997 | WD        | Q   | I   |        | 163,400    |
| GRANTOR: ALMAND DORIS J     |           |           |     |     |        |            |
| GRANTEE: PETERS WILLIAM A & |           |           |     |     |        |            |
| 0759/1150                   | 5/13/1996 | QC        | U   | V   | 07     | 100        |
| GRANTOR: ALMAND AMOS JR     |           |           |     |     |        |            |
| GRANTEE: ALMAND DORIS J     |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                   |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=1997] W20 S3 W19 FSP=[YR=1997] W10 S13 E10 N13\$ S13 W10 S27 FGR=[YR=1997] S21 E22 N25 FOP=[YR=1997] E5 N6 W5 S6\$ W10 S4 W12\$ E12 N4 E10 N6 E5 S4 E6 S5 E16 N42\$ PTR=E15 FUS=[YR=1997] E6 N3 E5 S3 E3 S21 W14 N21\$ W15\$. |  |  |