



| 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  | PAGE 1 of 2            |                       |            |                             |      |         |      |     |    |        |  |
| Exterior Wall                                                                                                                                | 10               | ABOVE AVG 100  | 0500                     | 12                   | 5,369                            | 244.6060    | 348.56         | 1,871,419      | 2019        | 2019           | 0         | 0        | 0           | 1.00    | 99.00                  | VALUATION BY STANDARD |            |                             |      |         |      |     |    |        |  |
| Roof Structur                                                                                                                                | 08               | IRREGULAR 100  | 1 SFR CUST - 100% - 2020 |                      |                                  |             |                |                |             |                |           |          |             |         |                        | Heated Area: 4374     |            |                             |      |         |      |     |    |        |  |
| Roof Cover                                                                                                                                   | 13               | STAND SEAM 100 |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        | HX Base Yr 2020       |            |                             |      |         |      |     |    |        |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                                | 12               | HARDWOOD 80    |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                                | 11               | CLAY TILE 20   |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Bedrooms                                                                                                                                     |                  | 4 100          |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Bathrooms                                                                                                                                    |                  | 4.5 100        |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Stories                                                                                                                                      | 1.               | 1. 100         |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Units                                                                                                                                        |                  | 0 100          |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| BUD8 Adjustme                                                                                                                                | 05               | DIST 1A 100    |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| Quality                                                                                                                                      |                  |                | 06                       | Quality Level 06     |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| DOR CODE                                                                                                                                     |                  |                | 0100                     | SINGLE FAMILY        |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| MAP NUM                                                                                                                                      |                  |                |                          | MKT AREA             |                                  |             |                |                |             |                |           |          |             |         |                        | 03                    |            |                             |      |         |      |     |    |        |  |
| NEIGHBORHOOD/LOC                                                                                                                             |                  |                | 3027.00                  |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA             | SUBAREA MARKET VALUE |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| BAS                                                                                                                                          | 224              | 100            | 224                      | 77,296               |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| BAS                                                                                                                                          | 1,316            | 100            | 1,316                    | 454,118              |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| BAS                                                                                                                                          | 2,834            | 100            | 2,834                    | 977,941              |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| FGR                                                                                                                                          | 1,092            | 55             | 601                      | 207,390              |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                          | 315              | 30             | 94                       | 32,437               |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                          | 835              | 30             | 250                      | 86,269               |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| STP                                                                                                                                          | 30               | 10             | 3                        | 1,036                |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| UOP                                                                                                                                          | 54               | 20             | 11                       | 3,796                |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| UOP                                                                                                                                          | 182              | 20             | 36                       | 12,423               |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| TOTALS                                                                                                                                       | 6,882            |                | 5,369                    | 1,852,705            |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |
| EXTRA FEATURES                                                                                                                               |                  |                |                          |                      | 1275 MARIAN 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                                                                                                                                            | 0500             | FP-PRE FAB     | 0                        | 100                  | 0                                | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 2019     | 2019        | 3       | 99                     | 3,465                 |            |                             |      |         |      |     |    |        |  |
| 2                                                                                                                                            | 0855             | CONC PAVER     | 0                        | 100                  | 0                                | 0           | 4,691.00       | SF             | 10.00       | 10.00          | 100       | 2019     | 2019        | 3       | 99                     | 46,441                |            |                             |      |         |      |     |    |        |  |
| 3                                                                                                                                            | 0855             | CONC PAVER     | 0                        | 100                  | 0                                | 0           | 294.00         | SF             | 10.00       | 10.00          | 100       | 2019     | 2019        | 3       | 99                     | 2,911                 |            |                             |      |         |      |     |    |        |  |
| 4                                                                                                                                            | 0462             | ST/AL FNC      | 0                        | 100                  | 0                                | 0           | 1,452.00       | SF             | 10.00       | 10.00          | 100       | 2019     | 2019        | 3       | 93                     | 13,504                |            |                             |      |         |      |     |    |        |  |
| 5                                                                                                                                            | 0300             | BOAT DCK W     | 0                        | 100                  | 0                                | 0           | 916.00         | SF             | 80.00       | 80.00          | 100       | 2019     | 2019        | 3       | 93                     | 68,150                |            |                             |      |         |      |     |    |        |  |
| 6                                                                                                                                            | 0303             | FLT DOCK W     | 0                        | 100                  | 10                               | 20          | 200.00         | SF             | 26.00       | 26.00          | 100       | 2019     | 2019        | 3       | 93                     | 4,836                 |            |                             |      |         |      |     |    |        |  |
| 7                                                                                                                                            | 0310             | AL GANG WY     | 0                        | 100                  | 0                                | 0           | 20.00          | LF             | 115.00      | 115.00         | 100       | 2019     | 2019        | 3       | 90                     | 2,070                 |            |                             |      |         |      |     |    |        |  |
| 8                                                                                                                                            | 0317             | DCK PLNG W     | 0                        | 100                  | 0                                | 0           | 2.00           | UT             | 1,000.00    | 1,000.00       | 100       | 2019     | 2019        | 3       | 90                     | 1,800                 |            |                             |      |         |      |     |    |        |  |
| 9                                                                                                                                            | 0861             | POOL GUNIT     | 0                        | 100                  | 0                                | 0           | 920.00         | SF             | 85.00       | 85.00          | 100       | 2022     | 2022        | 3       | 100                    | 78,200                |            |                             |      |         |      |     |    |        |  |
| 10                                                                                                                                           | 0871             | POOL HTR R     | 0                        | 100                  | 0                                | 0           | 1.00           | UT             | 2,000.00    | 2,000.00       | 100       | 2022     | 2022        | 3       | 100                    | 2,000                 |            |                             |      |         |      |     |    |        |  |
| LAND DESCRIPTION                                                                                                                             |                  |                |                          |                      | TOTAL OB/XF                      |             |                |                |             |                |           |          |             |         | 223,377                |                       |            |                             |      |         |      |     |    |        |  |
| L N                                                                                                                                          | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP                  | R D                              | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE             | ADJ UNIT PRICE        | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 1                                                                                                                                            | 000132           | C              | SFR RIVER                | 100                  |                                  | RS-1        | 176.00         | 250.00         | 176.00      | FF             |           | 1.00     | 1.00        | 0.60    | 7,000.00               | 4,200.00              | 739,200    |                             |      |         |      |     |    |        |  |
| REVIEW DATE 05/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 739,200 Market: 0 Agricultural: 0 Common: 739,200 PRINTED 08/02/2023 BY SYS |                  |                |                          |                      |                                  |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |

**KEFFER RICHARD W III & HOLLIE**  
1275 MARIAN DRIVE  
FERNANDINA BEACH, FL 32034

00-00-30-0265-000G-0000

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