



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 50    |
| Interior Floor           | 14 | CARPET 50      |
| Air Condition            | 04 | ROOF TOP 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       |

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

|         |    |                  |
|---------|----|------------------|
| Quality | 04 | Quality Level 04 |
|---------|----|------------------|

|          |      |               |
|----------|------|---------------|
| DOR CODE | 0100 | SINGLE FAMILY |
|----------|------|---------------|

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 03 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 3034.00 |
|------------------|---------|

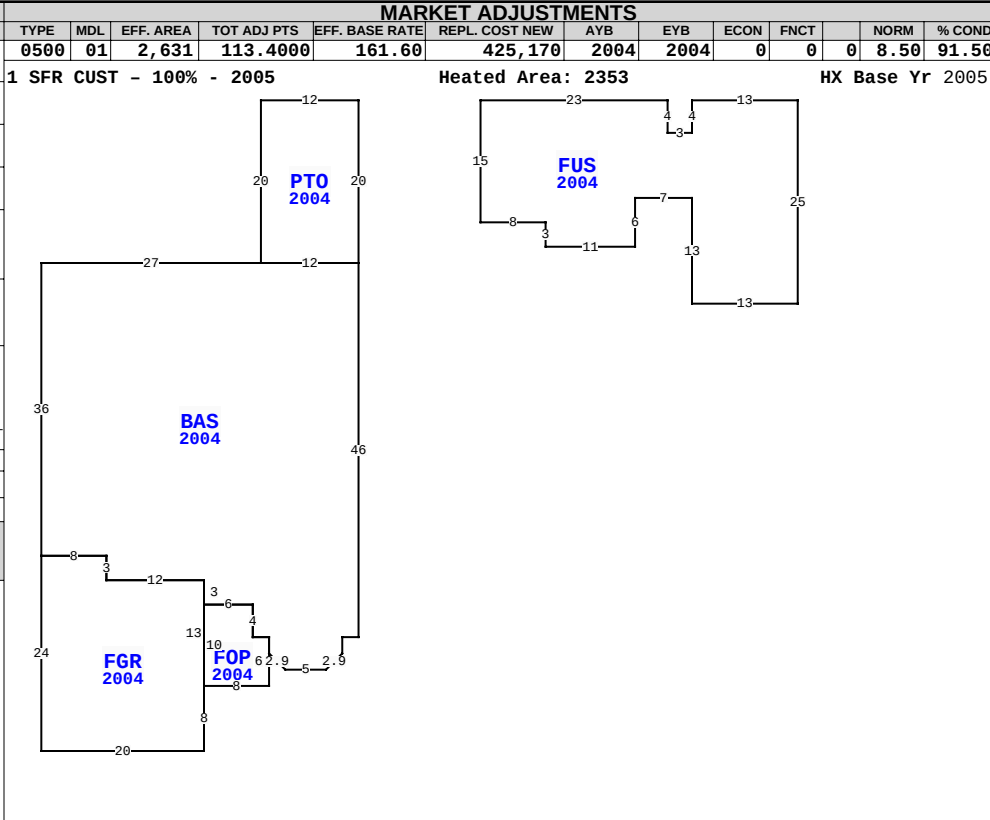
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,638            | 100         | 1,638        | 242,201              |
| FGR       | 444              | 55          | 244          | 36,078               |
| FOP       | 72               | 30          | 22           | 3,253                |
| FUS       | 715              | 100         | 715          | 105,723              |
| PTO       | 240              | 5           | 12           | 1,774                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,109 |  | 2,631 | 389,031 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 634.00 | SF | 5.20     |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 16 | 3  | 48.00  | SF | 10.00    |
| 3              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 |
| 4              | 0911       | SCRN RM A   | 0   | 100 | 12 | 20 | 240.00 | SF | 17.50    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 01/17/2018 | BY | DJX |
|-------------|------------|----|-----|



| TOTAL OB/XF |            |             |     |     |    |    |        |    |          |
|-------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1           | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 634.00 | SF | 5.20     |
| 2           | 0855       | CONC PAVER  | 0   | 100 | 16 | 3  | 48.00  | SF | 10.00    |
| 3           | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 |
| 4           | 0911       | SCRN RM A   | 0   | 100 | 12 | 20 | 240.00 | SF | 17.50    |

95184 MACKINAS CIR, FERNANDINA BEACH

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----------|---------|-------------|---|--------|-----------------|-------|
| 100       | 2004    | 2004        | 3 | 86     | 2,835           |       |
| 100       | 2004    | 2004        | 3 | 86     | 413             |       |
| 100       | 2004    | 2004        | 3 | 89     | 3,115           |       |
| 100       | 2007    | 2007        | 3 | 35     | 1,470           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        |

|              |      |                   |         |         |   |               |   |
|--------------|------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 350,000 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|---------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 8              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 389,031   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 7,833     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 350,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 746,864   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 408,468   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 338,396   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 55,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 283,396   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 746,864   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 566,540   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0412416   | NEW CONSTR  | 320,000 | 03/01/2004 |
| B0412257   | FOUNDATION  | 9,400   | 01/01/2004 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1271/0716                      | 11/04/2004 | WD           | Q      | I      |           | 387,800       |
| GRANTOR: COPPENBARGER HOMES IN |            |              |        |        |           |               |
| GRANTEE: LARSEN ERIK & LYNDA   |            |              |        |        |           |               |
| 1035/1717                      | 2/07/2002  | WD           | U      | V      | 19        | 160,000       |
| GRANTOR: HARRISON COVE INC     |            |              |        |        |           |               |
| GRANTEE: COPPENBARGER HOMES    |            |              |        |        |           |               |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTO=[YR=2004] W12 S20 BAS=[YR=2004] W27 S36 FGR=[YR=2004] S24 E20 N8 FOP=[YR=2004] E8 N6 W2 N4 W6 S10\$ N13 W12 N3 W8\$ E8 S3 E12 S3 E6 S4 E2 S2 D2 R2 E5 U2 R2 N2 E2 N46 W12\$ E12 N20\$ PTR=E15 FUS=[YR=2004] E23 S4 E3 N4 E13 S25 W13 N13 W7 S6 W11 N3 W8 N15\$ W15\$ . |  |  |  |  |  |  |  |  |  |