

S-11 OF LOT 30  
IN OR 1318/644  
E O FRIEND SUB DB Z/160

SCHWARTZ CAROLYN B & FRED G  
309 SADDLEBROOK LANE  
HOPKINS, SC 29061

2023

00-00-30-034A-0030-0110



| 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 1   |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 | VALUATION BY              |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 | Tax Group: 8              |                |               |                             |      |           |      |     |    |        | Tax Dist:       |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 | BUILDING MARKET VALUE     |                |               |                             |      |           |      |     |    |        | 0               |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 | TOTAL MARKET OB/XF VALUE  |                |               |                             |      |           |      |     |    |        | 0               |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 | TOTAL LAND VALUE - MARKET |                |               |                             |      |           |      |     |    |        | 125,350         |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 | TOTAL MARKET VALUE        |                |               |                             |      |           |      |     |    |        | 125,350         |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 | SOH/AGL Deduction         |                |               |                             |      |           |      |     |    |        | 16,540          |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 | ASSESSED VALUE            |                |               |                             |      |           |      |     |    |        | 108,810         |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 | TOTAL EXEMPTION VALUE     |                |               |                             |      |           |      |     |    |        | 0               |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 | BASE TAXABLE VALUE        |                |               |                             |      |           |      |     |    |        | 108,810         |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| DOR CODE                 |                  |              |                      |                      | 0000                         |          |           |                |                | VACANT            |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| MAP NUM                  |                  |              |                      |                      |                              |          |           |                |                | MKT AREA          |             |           |        |                 | 02                        |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |              |                      |                      | 2020.00                      |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| TOTALS                   |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| EXTRA FEATURES           |                  |              |                      |                      | RUSSELL RD, 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                     |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| LAND DESCRIPTION         |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                | TOTAL OB/XF 0 |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| L N                      | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP                  | R D                          | LOC ZONE | FRONT     | DEPTH          | TOT LND UTS    | UNIT TYPE         | D T         | DPHT FACT | % COND | TOT ADJ         | UNIT PRICE                | ADJ UNIT PRICE | LAND VALUE    | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY   | DECL | FRZ | YR | CONSRV |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| 1                        | 000115           | C            | SFR ACRES            | 0                    |                              | RS-2     | 0.00      | 0.00           | 1.09           | AC                |             | 1.00      | 1.00   | 1.00            | 115,000.00                | 115,000.00     | 125,350       |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                              |          |           |                |                |                   |             |           |        |                 |                           |                |               |                             |      |           |      |     |    |        |                 |  |  |  |  |                 |  |  |  |  |                           |  |  |  |  |
| REVIEW DATE 01/01/2018   |                  |              |                      |                      | BY MH                        |          |           |                |                | Total Acres: 1.09 |             |           |        |                 | Total Land Value: 125,350 |                |               |                             |      | Market: 0 |      |     |    |        | Agricultural: 0 |  |  |  |  | Common: 125,350 |  |  |  |  | PRINTED 08/02/2023 BY SYS |  |  |  |  |