



| 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 |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 16               | WD FR STUC 100 | 0900                     | 01                               | 2,430              | 111.3280    | 132.20         | 321,246        | 1992        | 2005           | 0         | 0        | 8.50        | 91.50   |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2022 |                                  |                    |             |                |                |             |                |           |          |             |         |             | Heated Area: 2087 |                        |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                          |                                  |                    |             |                |                |             |                |           |          |             |         |             | HX Base Yr 2022   |                        |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                      |                  | 3 100          |                          |                                  |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     |                  | 2 100          |                          |                                  |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 |                          |                                  |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 2.               | 2. 100         |                          |                                  |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         |                  | 0 100          |                          |                                  |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100       |                          |                                  |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                       |                  |                | 03                       | Quality Level 03                 |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                      |                  |                | 0100                     | SINGLE FAMILY                    |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                       |                  |                |                          | MKT AREA                         |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              |                  |                | 2021.00                  |                                  |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA             | SUBAREA MARKET VALUE             |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 906              | 100            | 906                      | 109,592                          |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| DCK                                                                                                                                           | 299              | 10             | 30                       | 3,629                            |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 390              | 55             | 214                      | 25,886                           |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 60               | 30             | 18                       | 2,178                            |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 56               | 30             | 17                       | 2,056                            |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                           | 140              | 40             | 56                       | 6,774                            |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                           | 1,181            | 100            | 1,181                    | 142,857                          |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                           | 19               | 20             | 4                        | 484                              |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                           | 20               | 20             | 4                        | 484                              |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        | 3,071            |                | 2,430                    | 293,940                          |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                          | 2945 AMELIA 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                  |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 0811             | CONCRETE B     | 0                        | 100                              | 0                  | 0           | 672.00         | SF             | 5.20        | 5.20           | 100       | 1992     | 1992        | 3       | 66          | 2,306             |                        |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0504             | FP-ELECTRI     | 0                        | 100                              | 0                  | 0           | 1.00           | UT             | 2,000.00    | 2,000.00       | 100       | 1992     | 1992        | 3       | 74          | 1,480             |                        |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 1076             | TRELLIS A      | 0                        | 100                              | 15                 | 18          | 270.00         | SF             | 7.50        | 7.50           | 100       | 2003     | 2003        | 3       | 36          | 729               |                        |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0810             | CONCRETE A     | 0                        | 100                              | 13                 | 9           | 117.00         | SF             | 6.50        | 6.50           | 100       | 2003     | 2003        | 3       | 84          | 639               |                        |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0810             | CONCRETE A     | 0                        | 100                              | 0                  | 0           | 184.00         | SF             | 6.50        | 6.50           | 100       | 2003     | 2003        | 3       | 84          | 1,005             |                        |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 1242             | WD DECK A      | 0                        | 100                              | 0                  | 0           | 788.00         | SF             | 10.00       | 10.00          | 100       | 1995     | 1995        | 3       | 20          | 1,576             |                        |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 7,735                                                                                                                             |                  |                |                          |                                  |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                          |                                  |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |
| 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             |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 000100           | C              | SFR                      | 100                              |                    | RG-1        | 0.00           | 0.00           | 1.08        | AC             |           | 1.00     | 1.00        | 1.00    | 250,000.00  | 250,000.00        | 270,000                |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/30/2017 BY DJX Total Acres: 1.08 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/02/2023 BY SYS |                  |                |                          |                                  |                    |             |                |                |             |                |           |          |             |         |             |                   |                        |  |  |  |  |  |  |  |  |  |  |  |

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 293,940

TOTAL MARKET OB/XF VALUE 7,735

TOTAL LAND VALUE - MARKET 270,000

TOTAL MARKET VALUE 571,675

SOH/AGL Deduction 172,738

ASSESSED VALUE 398,937

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 348,937

TOTAL JUST VALUE 571,675

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 438,273

PERMIT NUM DESCRIPTION AMT ISSUED

M11232 MECH OTHER 0 03/01/2006

E16848 ELEC OTHER 2,000 02/01/2006

P10700 OTHER 0 02/01/2006

C16877 CO ISSUED 2,000,000 01/01/2006

R08756 REPAIR/RRF 4,600 01/01/2006

B16877 NEW CONSTR 2,000,000 01/01/2006

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2444/1701 3/22/2021 WD Q I 01 435,000

GRANTOR: CROTTS LILLIAN M

GRANTEE: OWENS TODD M & DANA

1963/0159 2/04/2015 WD U V 37 1,000

GRANTOR: KIEFERNDORF HERBERT &

GRANTEE: CROTTS LILLIAN M

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W14 S4 BAS=[YR=1993] W19 FGR=[YR=1993] W15 S26 E15 N26 \$ S27 UOP=[YR=2006] W1 S5 E4 FOP=[YR=1993] E12 UOP=[YR=2006] E4 N4 W1 N1 W3 S5 \$ N5 W12 S5 \$ N5 W3 \$ E18 S1 E15 N28 W14 \$ E14 N4 \$ PTR=E15 FUS=[YR=1993] E21 N2 E6 S2 E6 N4 FSP=[YR=1993] N10 DCK=[YR=2006] N19 R3 U3 E8 R3 D3 S19 W14 \$ E14 S10 W14 \$ E14 S32 W14 N11 W1 N1 W16 S12 W16 N28 \$ W15 \$ .