

LOT 2 (EX R/W IN OR 78/529)  
IN OR 1934/370  
PINE MEADOW SUB PB 3/58

COYOTE & RAVEN FAMILY TRUST/SMITH LARRY W  
2530 BOSTON BRANCH CIRCLE  
SIGNAL MOUNTAIN, TN 37377

2023

00-00-30-0520-0002-0000



| BUILDING CHARACTERISTICS |      |                  |
|--------------------------|------|------------------|
| ELEMENT                  | CD   | CONSTRUCTION     |
| Exterior Wall            | 05   | AVERAGE 100      |
| Roof Structur            | 03   | GABLE/HIP 100    |
| Roof Cover               | 03   | COMP SHNGL 100   |
| Interior Wall            | 05   | DRYWALL 100      |
| Interior Floo            | 13   | LVT/LAMMT 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                  | 1.   | 1. 100           |
| Units                    |      | 0 100            |
| BUD4 Adjustme            | 03   | . 100            |
| BUD8 Adjustme            | 05   | DIST 1A 100      |
| Occupancy                | 00   | NONE 100         |
| Quality                  | 03   | Quality Level 03 |
| DOR CODE                 | 0100 | SINGLE FAMILY    |
| MAP NUM                  |      | MKT AREA 02      |
| NEIGHBORHOOD/LOC         |      | 2021.00          |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,152            | 100         | 1,152        | 72,538               |
| TOTALS    | 1,152            |             | 1,152        | 72,538               |

| 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   | 1242       | WD DECK A   | 0   | 0   | 25 | 10 | 250.00 | SF | 10.00 | 10.00          | 100       | 2001    | 2001        | 3 | 20     | 500             |       |
| 3   | 1242       | WD DECK A   | 0   | 0   | 16 | 14 | 224.00 | SF | 10.00 | 10.00          | 100       | 2001    | 2001        | 3 | 20     | 448             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 948      |     |     |          |        |        |             |           |     |           |        |         |            |                |            |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|
| 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 |
| 1                | 000100   | C   | SFR                  | 0   |     | RS-2     | 110.00 | 135.00 | 110.00      | FF        |     | 1.00      | 1.00   | 1.00    | 1,200.00   | 1,200.00       | 132,000    |

REVIEW DATE 01/15/2019 BY DJA

| MARKET ADJUSTMENTS                                   |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                                                 | 01  | 1,152     | 90.3120     | 81.51          | 93,900         | 1956 | 1960 |      | 0    | 0    | 22.75  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1152 HX Base Yr   |     |           |             |                |                |      |      |      |      |      |        |
| 24 48 48 24 BAS 1993                                 |     |           |             |                |                |      |      |      |      |      |        |
| 514 PINE RD, FERNANDINA BEACH                        |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE |     |           |             |                |                |      |      |      |      |      |        |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |           |         |             |   |        |                 |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|
| 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 |
| 1              | 1242       | WD DECK A   | 0   | 0   | 25 | 10 | 250.00 | SF | 10.00 | 10.00          | 100       | 2001    | 2001        | 3 | 20     | 500             |
| 3              | 1242       | WD DECK A   | 0   | 0   | 16 | 14 | 224.00 | SF | 10.00 | 10.00          | 100       | 2001    | 2001        | 3 | 20     | 448             |

| TOTAL OB/XF 948 |          |     |                      |     |     |          |        |        |             |           |     |           |        |         |            |                |
|-----------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|
| 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 |
| 1               | 000100   | C   | SFR                  | 0   |     | RS-2     | 110.00 | 135.00 | 110.00      | FF        |     | 1.00      | 1.00   | 1.00    | 1,200.00   | 1,200.00       |

Total Acres: 0.00 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000

| NASSAU COUNTY PROPERTY    |  |  |           | PAGE 1 of 1 | 8 |
|---------------------------|--|--|-----------|-------------|---|
| VALUATION SUMMARY         |  |  |           |             |   |
| VALUATION BY              |  |  | STANDARD  |             |   |
| Tax Group: 8              |  |  | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |  |  | 72,538    |             |   |
| TOTAL MARKET OB/XF VALUE  |  |  | 948       |             |   |
| TOTAL LAND VALUE - MARKET |  |  | 132,000   |             |   |
| TOTAL MARKET VALUE        |  |  | 205,486   |             |   |
| SOH/AGL Deduction         |  |  | 61,541    |             |   |
| ASSESSED VALUE            |  |  | 143,945   |             |   |
| TOTAL EXEMPTION VALUE     |  |  | 0         |             |   |
| BASE TAXABLE VALUE        |  |  | 143,945   |             |   |
| TOTAL JUST VALUE          |  |  | 205,486   |             |   |
| NCON VALUE                |  |  | 0         |             |   |
| INCOME VALUE              |  |  |           |             |   |
| PREVIOUS YEAR MKT VALUE   |  |  | 205,761   |             |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B0108132   | REMODEL     | 1,500 | 04/01/2001 |
| E017916    | CHNGE SRVC  | 0     | 04/01/2001 |
| R013029    | REPAIR/RRF  | 1,660 | 02/01/2001 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1934/0370                      | 8/20/2014 | WD        | U   | I   | 11     | 100        |  |
| GRANTOR: SMITH LARRY W & CANDA |           |           |     |     |        |            |  |
| GRANTEE: SMITH LARRY W & CAN   |           |           |     |     |        |            |  |
| 1800/1203                      | 6/26/2012 | WD        | Q   | I   | 02     | 55,000     |  |
| GRANTOR: MARSHALL LAURA A      |           |           |     |     |        |            |  |
| GRANTEE: SMITH LARRY W & CAN   |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W48 S24 E48 N24 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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