

BLOCK 20 LOT 12  
IN OR 1332/287  
AMELIA PARK PHASE 2 UNIT 8

HARPER MARJORIE L REVOC TRUST  
1767 NEIGHBOR ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0020-0120



| 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           | 14 | CARPET 70      |
| Interior Floor           | 15 | HARDTILE 30    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 01      |

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1031.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,202            | 100         | 2,202        | 358,302              |
| FGR       | 416              | 55          | 229          | 37,262               |
| FOP       | 108              | 30          | 32           | 5,207                |
| FOP       | 160              | 30          | 48           | 7,811                |
| FOP       | 320              | 30          | 96           | 15,620               |
| PTO       | 336              | 5           | 17           | 2,766                |

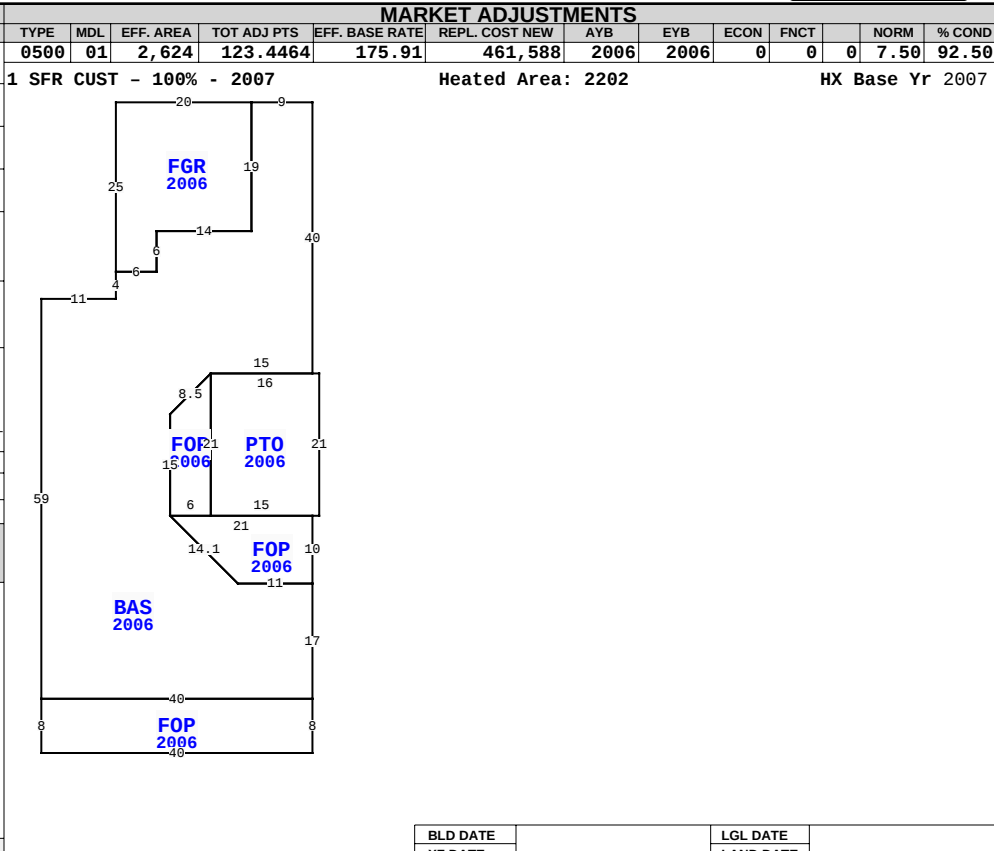
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,542 |  | 2,624 | 426,969 |
|--------|-------|--|-------|---------|

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 | NOTES |
|-----|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2006    | 2006        | 3 | 91     | 3,185           |       |
| 2   | 0825       | BRICK       | 0   | 100 | 21 | 6  | 126.00   | SF | 12.50    | 12.50          | 100       | 2006    | 2006        | 3 | 97     | 1,528           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 1,125.00 | SF | 6.50     | 6.50           | 100       | 2006    | 2006        | 3 | 88     | 6,435           |       |
| 4   | 0910       | SCRN RM L   | 0   | 100 | 16 | 21 | 336.00   | SF | 15.00    | 15.00          | 100       | 2006    | 2006        | 3 | 31     | 1,562           |       |
| 6   | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 43.00    | LF | 32.00    | 32.00          | 100       | 2006    | 2006        | 3 | 72     | 991             |       |
| 7   | 0470       | VNYL GATE   | 0   | 100 | 0  | 0  | 1.00     | UT | 300.00   | 300.00         | 100       | 2006    | 2006        | 3 | 72     | 216             |       |

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 | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 60.00       | FF        |     | 1.00     | 1.00   | 1.00    | 3,000.00   | 3,000.00       | 180,000    |                             |      |         |      |     |    |        |



1767 NEIGHBOR ST, FERNANDINA BEACH

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

TOTAL OB/XF 13,917

| 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   | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 60.00       | FF        |     | 1.00     | 1.00   | 1.00    | 3,000.00   | 3,000.00       | 180,000    |                             |      |         |      |     |    |        |

NASSAU COUNTY PROPERTY

| VALUATION SUMMARY         |           | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY              |           |          |
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 426,969  |
| TOTAL MARKET OB/XF VALUE  |           | 13,917   |
| TOTAL LAND VALUE - MARKET |           | 180,000  |
| TOTAL MARKET VALUE        |           | 620,886  |
| SOH/AGL Deduction         |           | 271,749  |
| ASSESSED VALUE            |           | 349,137  |
| TOTAL EXEMPTION VALUE     | HX HB WX  | 55,000   |
| BASE TAXABLE VALUE        |           | 294,137  |
| TOTAL JUST VALUE          |           | 620,886  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 582,023  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20060575   | XFOB        | 3,650   | 03/20/2006 |
| 20053140   | GAS         | 1,000   | 12/09/2005 |
| 20052905   | H/AC        | 8,000   | 10/24/2005 |
| 20052526   | NEW CONSTR  | 2,000   | 08/25/2005 |
| 20052467   | OTHER       | 9,000   | 08/16/2005 |
| 20052254   | NEW CONSTR  | 192,000 | 07/19/2005 |

| SALES DATA                     |           |           |                    |
|--------------------------------|-----------|-----------|--------------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / V I / V RSN CD |
| 1332/0287                      | 7/11/2005 | WD Q      | V                  |
|                                |           |           | SALE PRICE 89,700  |
| GRANTOR: BRYLEN HOMES LTD      |           |           |                    |
| GRANTEE: HARPER MARJORIE TRU   |           |           |                    |
| 1298/0883                      | 2/28/2005 | WD U      | V 19               |
|                                |           |           | 390,000            |
| GRANTOR: AMELIA PARK DEVELOPME |           |           |                    |
| GRANTEE: BRYLEN HOMES LTD      |           |           |                    |

| BUILDING NOTES                                              |  |  |  |
|-------------------------------------------------------------|--|--|--|
|                                                             |  |  |  |
| BUILDING DIMENSIONS                                         |  |  |  |
| FOP=[YR=2006] N8BAS=[YR=2006] N17 FOP=[YR=2006] N10         |  |  |  |
| PTO=[YR=2006] E1N21W16S21E15\$W21 D10 R10 E11\$W11 U10 L10  |  |  |  |
| FOP=[YR=2006] E6N21 L6 D6 S15\$N15 U6 R6 E15 N40            |  |  |  |
| W9FGR=[YR=2006] W20S25E6 N6E14N19S\$19W14S6W6S4W11S59E40 \$ |  |  |  |
| W40S8 E40\$.                                                |  |  |  |