



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 08 WD ON PLY 50   |
| Exterior Wall            | 19 COMMON BRK 50  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 06 ASB SHINGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 70      |
| Interior Floor           | 08 SHT VINYL 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 6 100             |
| Bathrooms                | 4 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 2. 100         |
| Units                    | 0 100             |
| BUD8 Adjustme            | 02 DIST FB 100    |
| Occupancy                | 00 NONE 100       |

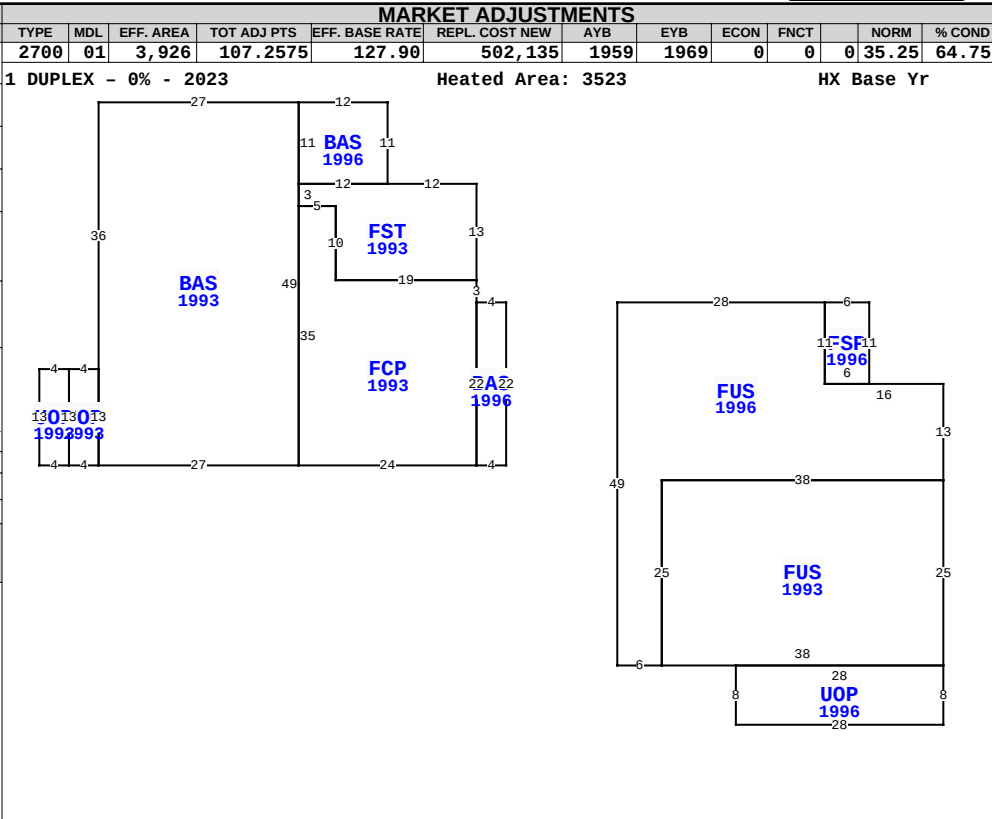
|          |                     |
|----------|---------------------|
| Quality  | 04 Quality Level 04 |
| DOR CODE | 0100 SINGLE FAMILY  |

|                  |          |    |
|------------------|----------|----|
| MAP NUM          | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1043.00  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,323            | 100         | 1,323        | 109,565              |
| BAS       | 88               | 100         | 88           | 7,288                |
| BAS       | 132              | 100         | 132          | 10,932               |
| FCP       | 650              | 25          | 162          | 13,416               |
| FOP       | 52               | 30          | 16           | 1,325                |
| FSP       | 66               | 40          | 26           | 2,153                |
| FST       | 262              | 55          | 144          | 11,926               |
| FUS       | 950              | 100         | 950          | 78,674               |
| FUS       | 1,030            | 100         | 1,030        | 85,300               |
| UOP       | 52               | 20          | 10           | 828                  |
| TOTALS    | 4,829            |             | 3,926        | 325,132              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/UF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0802       | ASPHALT B   | 0   | 0   | 29 | 30 | 870.00 | SF | 2.40  | 2.40           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 19 | 3  | 57.00  | SF | 6.50  | 6.50           |       |
| 3              | 1242       | WD DECK A   | 0   | 0   | 0  | 0  | 33.00  | SF | 10.00 | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000100   | C   | SFR                  | 0   |     |          | 75.00 | 115.00 | 75.00       | FF        |        |



\*\* This building has 11 Sub-Areas

2870 1ST AVE, FERNANDINA BEACH

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

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 2       |
|---------------------------|--------------|-------------|---------|
| VALUATION SUMMARY         |              | STANDARD    |         |
| VALUATION BY              | Tax Group: 2 | Tax Dist:   |         |
| BUILDING MARKET VALUE     |              |             | 325,132 |
| TOTAL MARKET OB/UF VALUE  |              |             | 1,192   |
| TOTAL LAND VALUE - MARKET |              |             | 300,000 |
| TOTAL MARKET VALUE        |              |             | 626,324 |
| SOH/AGL Deduction         |              |             | 0       |
| ASSESSED VALUE            |              |             | 626,324 |
| TOTAL EXEMPTION VALUE     |              |             | 0       |
| BASE TAXABLE VALUE        |              |             | 626,324 |
| TOTAL JUST VALUE          |              |             | 626,324 |
| NCON VALUE                |              |             | 0       |
| INCOME VALUE              |              |             |         |
| PREVIOUS YEAR MKT VALUE   |              |             | 542,683 |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20121248   | ROOF        | 10,445 | 06/25/2012 |
| 20111654   | H/AC        | 1,650  | 09/20/2011 |
| 20102130   | REPAIR/RRF  | 350    | 12/14/2010 |
| 20101971   | REMODEL     | 1,700  | 11/15/2010 |
| 20101942   | XFOB        | 950    | 11/09/2010 |
| B9059      | ADDITION    | 25,000 | 05/04/1995 |

| SALES DATA                     |            |           |     |     |            |
|--------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 2551/0892                      | 3/31/2022  | WD        | Q   | I   | 01         |
| GRANTOR: RAWSON BRIAN & ELIZAB |            |           |     |     | SALE PRICE |
| GRANTEE: ELEFTERION ALLEN S    |            |           |     |     |            |
| 1705/1410                      | 10/20/2010 | WD        | U   | I   | 11         |
| GRANTOR: FEDERAL NATIONAL MORT |            |           |     |     | 309,900    |
| GRANTEE: RAWSON BRIAN & ELIZ   |            |           |     |     |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1996] W4 FCP=[YR=1993] N3 FST=[YR=1993] N13 W12<br>BAS=[YR=1996] N11 W12 BAS=[YR=1993] W27 S36 FOP=[YR=1993] W4<br>UOP=[YR=1993] W4 S13 E4 N13 \$ S13 E4 N13 \$ S13 E27 N49 \$ S11<br>E12 \$ W12 S3E5 S10 E19 \$ W19 N10 W5 S35 E24 N22 \$ S22 E4 N22<br>\$ PTR= E15 FUS=[YR=1996] E28 FSP=[YR=1996] E6 S11 W6 N11 \$<br>S11 E16 S13 FUS=[YR=1993] S25 UOP=[YR=1996] S8 W28 N8 E28 \$<br>W38 N25 E38 \$ W38 S25 W6 N49 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |