

**BEACHSIDE 725 LLC**  
1441 N FLETCHER AVE  
FERNANDINA BEACH, FL 32034

**00-00-31-134B-0192-0000**

| NASSAU COUNTY PROPERTY                                           |  |                                |  |              |         | PAGE 1 of 1 |            | 2             |        |
|------------------------------------------------------------------|--|--------------------------------|--|--------------|---------|-------------|------------|---------------|--------|
| VALUATION SUMMARY                                                |  |                                |  |              |         |             |            |               |        |
| VALUATION BY                                                     |  |                                |  |              |         |             |            | STANDARD      |        |
| Tax Group: 2                                                     |  |                                |  | Tax Dist:    |         |             |            |               |        |
| BUILDING MARKET VALUE                                            |  |                                |  |              |         |             |            | 195,144       |        |
| TOTAL MARKET OB/XF VALUE                                         |  |                                |  |              |         |             |            | 1,174         |        |
| TOTAL LAND VALUE - MARKET                                        |  |                                |  |              |         |             |            | 250,000       |        |
| TOTAL MARKET VALUE                                               |  |                                |  |              |         |             |            | 446,318       |        |
| SOH/AGL Deduction                                                |  |                                |  |              |         |             |            | 0             |        |
| ASSESSED VALUE                                                   |  |                                |  |              |         |             |            | 446,318       |        |
| TOTAL EXEMPTION VALUE                                            |  |                                |  |              |         |             |            | 0             |        |
| BASE TAXABLE VALUE                                               |  |                                |  |              |         |             |            | 446,318       |        |
| TOTAL JUST VALUE                                                 |  |                                |  |              |         |             |            | 446,318       |        |
| NCON VALUE                                                       |  |                                |  |              |         |             |            | 0             |        |
| INCOME VALUE                                                     |  |                                |  |              |         |             |            |               |        |
| PREVIOUS YEAR MKT VALUE                                          |  |                                |  |              |         |             |            | 411,787       |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
| PERMIT NUM                                                       |  | DESCRIPTION                    |  |              | AMT     |             | ISSUED     |               |        |
| 20090633                                                         |  | REROOF W/30YR SHN              |  |              | 1,950   |             | 05/22/2009 |               |        |
| 19990444                                                         |  | REPAIR EXT.WALLS               |  |              | 800     |             | 05/17/1999 |               |        |
| 5050                                                             |  | ENCLOSE PORCH                  |  |              | 550     |             | 10/13/1988 |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
| SALES DATA                                                       |  |                                |  |              |         |             |            |               |        |
| OFF RECORD<br>Number                                             |  | DATE                           |  | TYPE<br>INST | Q<br>U  | V<br>I      | RSN<br>CD  | SALE<br>PRICE |        |
| 2497/0484                                                        |  | 9/16/2021                      |  | WD           | U       | I           | 11         | 100           |        |
| GRANTOR: EVANS JOHN R & AMY D                                    |  |                                |  |              |         |             |            |               |        |
| GRANTEE: BEACHSIDE 725 LLC                                       |  |                                |  |              |         |             |            |               |        |
| 2466/1145                                                        |  | 6/01/2021                      |  | SW           | Q       | I           | 02         | 320,000       |        |
| GRANTOR: FIN HOMES LLC                                           |  |                                |  |              |         |             |            |               |        |
| GRANTEE: EVANS JOHN R & AMY                                      |  |                                |  |              |         |             |            |               |        |
| BUILDING NOTES                                                   |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
| BUILDING DIMENSIONS                                              |  |                                |  |              |         |             |            |               |        |
| BAS=[YR=1993] W12 FOP=[YR=1993] W16 S8 E16 N8\$ S8 W16 S27       |  |                                |  |              |         |             |            |               |        |
| UOP=[YR=1993] S7 E28 N7 W28 \$ E28 N35 \$ PTR= E15               |  |                                |  |              |         |             |            |               |        |
| HXP=[YR=1993] E3 HXE=[YR=1993] E13 HXB=[YR=1993] E12 S35         |  |                                |  |              |         |             |            |               |        |
| HXP=[YR=1993] S7 W28 N7 E28 \$ W28 N27 E16 N8 \$ S8 W13 N8 \$ S8 |  |                                |  |              |         |             |            |               |        |
| W3 N8 \$ W15 \$ .                                                |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
| ND<br>UE                                                         |  | OTHER ADJUSTMENTS<br>AND NOTES |  | YEAR         | DENSITY | DECL        | FRZ        | YR            | CONSRV |
| 50,000                                                           |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
|                                                                  |  |                                |  |              |         |             |            |               |        |
| Common: 250,000 PRINTED 08/02/2023 BY SYS                        |  |                                |  |              |         |             |            |               |        |