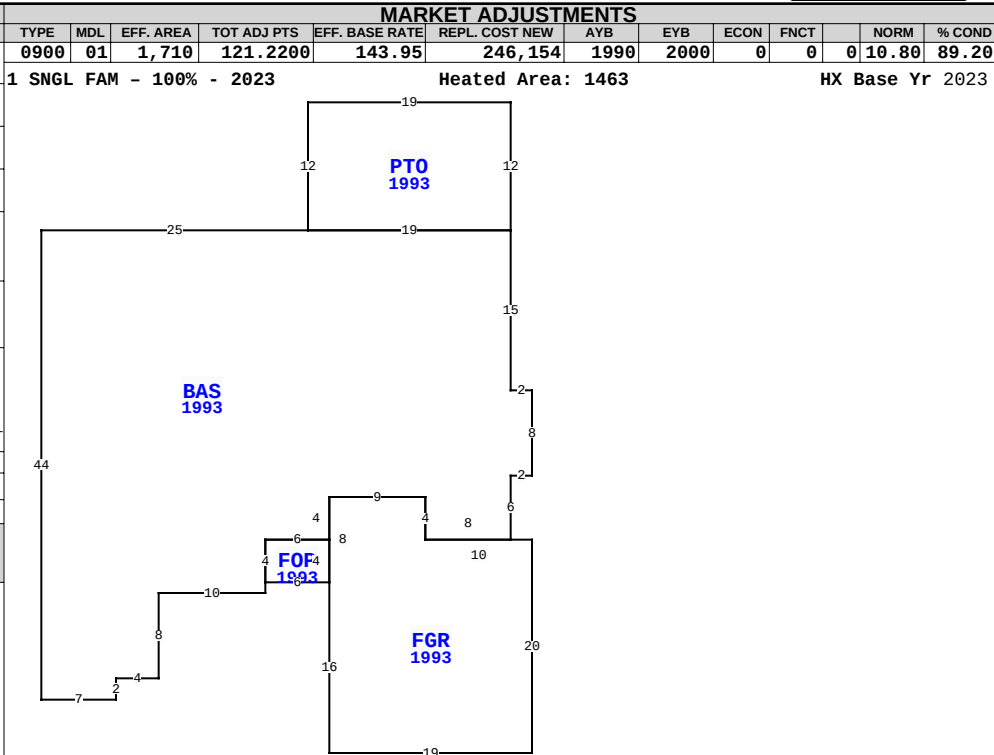




| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 80     |
| Exterior Wall            | 12 | CEDAR 20       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 12 | HARDWOOD 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            |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1046.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,463            | 100         | 1,463        | 187,854              |
| FGR       | 416              | 55          | 229          | 29,405               |
| FOP       | 24               | 30          | 7            | 899                  |
| PTO       | 228              | 5           | 11           | 1,412                |



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

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 724.00 | SF | 5.20     | 5.20           |       |
| 3              | 0462       | ST/AL FNC   | 0   | 100 | 0 | 0 | 360.00 | SF | 10.00    | 10.00          |       |

| TOTALS                              | 2,131 |  | 1,710 | 219,569 |
|-------------------------------------|-------|--|-------|---------|
| 2258 INVERNESS RD, FERNANDINA BEACH |       |  |       |         |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 219,569     |        |
| TOTAL MARKET OB/XF VALUE  |  | 7,484       |        |
| TOTAL LAND VALUE - MARKET |  | 143,000     |        |
| TOTAL MARKET VALUE        |  | 370,053     |        |
| SOH/AGL Deduction         |  | 0           |        |
| ASSESSED VALUE            |  | 370,053     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 320,053     |        |
| TOTAL JUST VALUE          |  | 370,053     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 373,074     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20142130   | REMODEL     | 30,000 | 10/01/2014 |
| 5694       | NEW CONSTR  | 65,975 | 11/16/1989 |

| SALES DATA                     |            |           |       |       |        |
|--------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 2602/0497                      | 11/14/2022 | WD        | Q     | I     | 01     |
| GRANTOR: KELLY RONNIE & TAYLOR |            |           |       |       |        |
| GRANTEE: CROTTY COLIN DAVID    |            |           |       |       |        |
| 2255/1959                      | 2/15/2019  | WD        | Q     | I     | 02     |
| GRANTOR: REDMAN BENJAMIN J & E |            |           |       |       |        |
| GRANTEE: KELLY RONNIE & TAYL   |            |           |       |       |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| PTO=[YR=1993] W19 S12 BAS=[YR=1993] W25 S44 E7 N2 E4 N8 E10 N1 FOP=[YR=1993] E6 FGR=[YR=1993] S16 E19 N20 W10 N4 W9 S8 \$ N4 W6 S4 \$ N4 E6 N4 E9 S4 E8 N6 E2 N8 W2 N15 W19 \$ E19 N12 \$ |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000134   | C   | SFR POND             | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        | 1.00 |