

BLOCK 2 LOT 3  
IN OR 1330/1613  
(EX ESMT PT IN 1626/1418)

HARRELL LIVING TRUST/HARRELL HENRY H TRUSTEE  
P O BOX 16177  
FERNANDINA BEACH, FL 32035

2023

00-00-31-1520-0002-0030



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                  |                                 |                      | MARKET ADJUSTMENTS                |             |                |                |                |           |          |             |        |         |                 |                                    | NASSAU COUNTY PROPERTY |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|---------------------------------|----------------------|-----------------------------------|-------------|----------------|----------------|----------------|-----------|----------|-------------|--------|---------|-----------------|------------------------------------|------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION     | TYPE                            | MDL                  | EFF. AREA                         | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON     | FNCT        | NORM   | % COND  | PAGE 1 of 1 2   |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 10               | ABOVE AVG 70     | 0900                            | 01                   | 3,551                             | 97.0200     | 115.21         | 409,111        | 1975           | 1995      | 0        | 0           | 0      | 15.18   | 84.82           | VALUATION BY STANDARD              |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 18               | CEMENT BRK 30    | 1 SNGL FAM - 100% - 2004        |                      |                                   |             |                |                |                |           |          |             |        |         |                 | Heated Area: 2387                  |                        |                             |      |         |      |     |    |        |  |  |  |  | HX Base Yr 2004 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                               | 03               | GABLE/HIP 100    |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 | VALUATION SUMMARY                  |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100   |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 | BUILDING MARKET VALUE 347,008      |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 04               | PLYWOOD 100      |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 | TOTAL MARKET OB/XF VALUE 31,133    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                               | 14               | CARPET 70        |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 | TOTAL LAND VALUE - MARKET 401,625  |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                               | 08               | SHT VINYL 30     |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 | TOTAL MARKET VALUE 779,766         |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100      |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 | SOH/AGL Deduction 395,184          |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100   |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 | ASSESSED VALUE 384,582             |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 3                | 100              |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 | TOTAL EXEMPTION VALUE HX HB 50,000 |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 2                | 100              |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 | BASE TAXABLE VALUE 334,582         |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                        | 03               | MASONRY 100      |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 | TOTAL JUST VALUE 779,766           |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                      | 2.               | 100              | NCON VALUE 9,189                |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 100              | INCOME VALUE                    |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                | 02               | DIST FB 100      | PREVIOUS YEAR MKT VALUE 742,229 |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100         |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                      | 03               | Quality Level 03 |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                     | 0100             | SINGLE FAMILY    |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                  | MKT AREA         | 01                              |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             | 1057.00          |                  |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                    | SUBAREA MARKET VALUE |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BAL                                                                                                                                          | 530              | 15               | 80                              | 7,818                |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 1,178            | 100              | 1,178                           | 115,115              |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 30               | 30               | 9                               | 880                  |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 146              | 30               | 44                              | 4,300                |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                          | 364              | 40               | 146                             | 14,268               |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                          | 1,209            | 100              | 1,209                           | 118,145              |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| PTO                                                                                                                                          | 42               | 5                | 2                               | 195                  |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| STR                                                                                                                                          | 39               | 10               | 4                               | 391                  |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| UDG                                                                                                                                          | 768              | 55               | 422                             | 41,239               |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                          | 364              | 20               | 73                              | 7,133                |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       | 5,438            |                  | 3,551                           | 347,008              |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                  |                                 |                      | ** This building has 11 Sub-Areas |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                            | 0855             | CONC PAVR        | 0                               | 100                  | 0                                 | 0           |                |                | 3,090.00       | SF        | 10.00    |             |        |         | 28,737          |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                            | 0504             | FP-ELECTRI       | 0                               | 100                  | 0                                 | 0           |                |                | 1.00           | UT        | 2,000.00 |             |        |         | 760             |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                            | 0940             | SHEDS/PORT       | 0                               | 100                  | 12                                | 10          |                |                | 120.00         | SF        | 30.00    |             |        |         | 792             |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                            | 0350             | CARPORT WD       | 0                               | 100                  | 7                                 | 10          |                |                | 70.00          | SF        | 13.00    |             |        |         | 200             |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                            | 0350             | CARPORT WD       | 0                               | 100                  | 4                                 | 10          |                |                | 40.00          | SF        | 13.00    |             |        |         | 286             |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                            | 0350             | CARPORT WD       | 0                               | 100                  | 5                                 | 10          |                |                | 50.00          | SF        | 13.00    |             |        |         | 358             |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 31,133                                                                                                                           |                  |                  |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                  | 0006                              | R-3         | 75.00          | 144.00         | 75.00          | FF        |          | 1.00        | 1.00   | 0.89    | 6,000.00        | 5,355.00                           | 401,625                |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 09/21/2022 BY TW Total Acres: 0.00 Total Land Value: 401,625 Market: 0 Agricultural: 0 Common: 401,625 PRINTED 08/02/2023 BY SYS |                  |                  |                                 |                      |                                   |             |                |                |                |           |          |             |        |         |                 |                                    |                        |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |