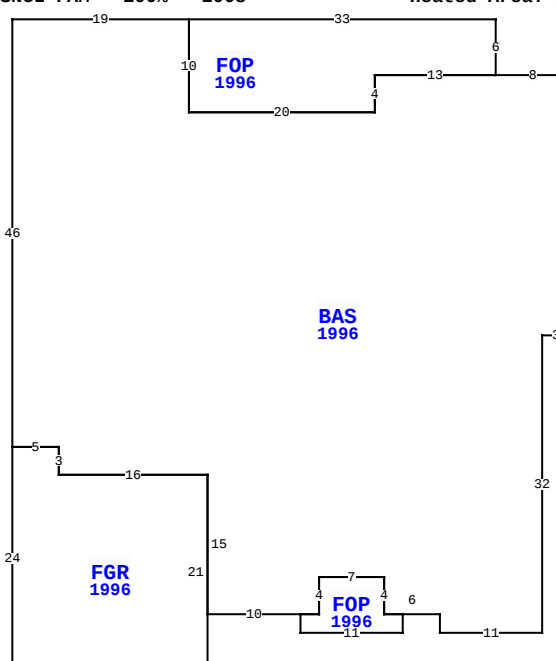


**HERBERT STEVEN M & NICOLE**  
876 LAGUNA DRIVE  
FERNANDINA BEACH, FL 32034

00-00-31-156E-0039-0000

| 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     | VALUATION SUMMARY           |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 10          | ABOVE AVG 70         |                      | 0900                                                                               | 01       | 3,437 | 116.9872  |                | 138.92             | 477,468        | 1996        | 2000   | 0       | 0                         | 10.65          | 89.35      | VALUATION BY                |           |                        |      |     | STANDARD |        |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 16          | WD FR STUC 30        |                      | 1 SNGL FAM - 100% - 2008                                                           |          |       |           |                |                    |                |             |        |         | Heated Area: 3088         |                |            |                             |           |                        |      |     |          |        | HX Base Yr 2008 |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 08          | IRREGULAR 100        |                      |  |          |       |           |                |                    |                |             |        |         | Tax Group: 2              |                |            |                             |           |                        |      |     |          |        | Tax Dist:       |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |                      |                                                                                    |          |       |           |                |                    |                |             |        |         | BUILDING MARKET VALUE     |                |            |                             |           |                        |      |     |          |        | 426,618         |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |                      |                                                                                    |          |       |           |                |                    |                |             |        |         | TOTAL MARKET OB/XF VALUE  |                |            |                             |           |                        |      |     |          |        | 60,528          |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 80            |                      |                                                                                    |          |       |           |                |                    |                |             |        |         | TOTAL LAND VALUE - MARKET |                |            |                             |           |                        |      |     |          |        | 275,000         |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 15          | HARDTILE 20          |                      |                                                                                    |          |       |           |                |                    |                |             |        |         | TOTAL MARKET VALUE        |                |            |                             |           |                        |      |     |          |        | 762,146         |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |                      |                                                                                    |          |       |           |                |                    |                |             |        |         | SOH/AGL Deduction         |                |            |                             |           |                        |      |     |          |        | 384,257         |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      |                                                                                    |          |       |           |                |                    |                |             |        |         | ASSESSED VALUE            |                |            |                             |           |                        |      |     |          |        | 377,889         |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 5 100                |                      |                                                                                    |          |       |           |                |                    |                |             |        |         | TOTAL EXEMPTION VALUE     |                |            |                             |           |                        |      |     |          |        | HX HB 50,000    |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 4.5 100              |                      |                                                                                    |          |       |           |                |                    |                |             |        |         | BASE TAXABLE VALUE        |                |            |                             |           |                        |      |     |          |        | 327,889         |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      |                                                                                    |          |       |           |                |                    |                |             |        |         | TOTAL JUST VALUE          |                |            |                             |           |                        |      |     |          |        | 762,146         |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |                      | NCON VALUE                                                                         |          |       |           |                |                    |                |             |        |         | 0                         |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100                |                      | INCOME VALUE                                                                       |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |                      | PREVIOUS YEAR MKT VALUE                                                            |          |       |           |                |                    |                |             |        |         | 680,928                   |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 05          | Quality Level 05     |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY        |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                      | 01                                                                                 |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 1081.00     |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 3,088            | 100         | 3,088                | 383,298              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| FGR                      | 456              | 55          | 251                  | 31,155               |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 50               | 30          | 15                   | 1,862                |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 278              | 30          | 83                   | 10,302               |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 3,872       | 3,437                | 426,618              | 876 W LAGUNA DR, FERNANDINA BEACH                                                  |          |       |           |                |                    |                |             |        |         | BLD DATE                  |                |            |                             | LGL DATE  |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         | XF DATE                   |                |            |                             | LAND DATE |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         | INC DATE                  |                |            |                             | AG DATE   |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 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                | 1996           | 1996        | 3      | 80      | 2,800                     |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 2                        | 0810             | CONCRETE A  | 0 100                | 0                    | 0                                                                                  | 822.00   | SF    | 6.50      | 6.50           | 100                | 1996           | 1996        | 3      | 73      | 3,900                     |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 3                        | 0855             | CONC PAVER  | 0 100                | 0                    | 0                                                                                  | 80.00    | SF    | 10.00     | 10.00          | 100                | 2010           | 2010        | 3      | 92      | 736                       |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 4                        | 0861             | POOL GUNIT  | 0 100                | 30                   | 10                                                                                 | 300.00   | SF    | 170.00    | 170.00         | 100                | 2010           | 2010        | 3      | 64      | 32,640                    |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 5                        | 0855             | CONC PAVER  | 0 100                | 0                    | 0                                                                                  | 620.00   | SF    | 10.00     | 10.00          | 100                | 2012           | 2012        | 3      | 94      | 5,828                     |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 6                        | 0871             | POOL HTR R  | 0 100                | 0                    | 0                                                                                  | 1.00     | UT    | 4,000.00  | 4,000.00       | 100                | 2010           | 2010        | 3      | 50      | 2,000                     |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 7                        | 0910             | SCRN RM L   | 0 100                | 0                    | 0                                                                                  | 929.00   | SF    | 19.50     | 19.50          | 100                | 2010           | 2010        | 3      | 50      | 9,058                     |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 8                        | 1125             | CB/STC 6"   | 0 100                | 20                   | 4                                                                                  | 80.00    | SF    | 7.35      | 7.35           | 100                | 2010           | 2010        | 3      | 92      | 541                       |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 9                        | 0810             | CONCRETE A  | 0 100                | 9                    | 10                                                                                 | 90.00    | SF    | 6.50      | 6.50           | 100                | 2010           | 2010        | 3      | 92      | 538                       |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 10                       | 0855             | CONC PAVER  | 0 100                | 0                    | 0                                                                                  | 378.00   | SF    | 7.00      | 7.00           | 100                | 2012           | 2012        | 3      | 94      | 2,487                     |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      | TOTAL OB/XF                                                                        |          |       |           |                |                    |                |             |        |         | 60,528                    |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
| 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                  | 0003                                                                               | R-1      | 0.00  | 0.00      | 1.00           | LT                 |                | 1.00        | 1.00   | 1.00    | 275,000.00                | 275,000.00     | 275,000    |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |           |                        |      |     |          |        |                 |  |  |  |  |  |  |  |  |  |