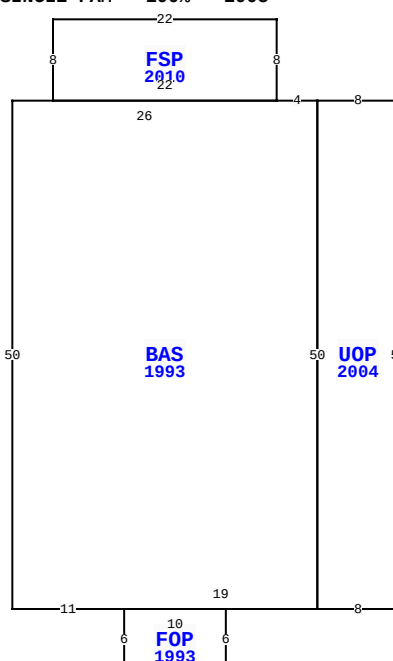


**MACHADO RONALD F**  
314 NEW ST  
FERNANDINA BEACH, FL 32034

**00-00-31-1580-0015-0090**

| 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                      | HS             | NORM       | % COND                      | VALUATION SUMMARY |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| Exterior Wall            |                  | 10          | ABOVE AVG 100        |                      | 0100                                                                              | 01                        | 1,668 | 127.0000  | 114.62         | 191,186            | 1930           | 2000            | 0      | 0                         | -10                       | 10.50          | 99.50      | VALUATION BY                |                   |                        |      |     | STANDARD |        |              |  |  |  |  |           |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |                      | 1 SINGLE FAM - 100% - 2005                                                        |                           |       |           |                |                    |                |                 |        |                           | Heated Area: 1500         |                |            |                             |                   | HX Base Yr 2005        |      |     |          |        | Tax Group: 2 |  |  |  |  | Tax Dist: |  |  |  |  |
| Roof Cover               |                  | 12          | MODULAR MT 100       |                      |  |                           |       |           |                |                    |                |                 |        |                           | BUILDING MARKET VALUE     |                |            |                             |                   |                        |      |     |          |        | 190,230      |  |  |  |  |           |  |  |  |  |
| Interior Wall            |                  | 06          | CUST PANEL 100       |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           | TOTAL MARKET OB/XF VALUE  |                |            |                             |                   |                        |      |     |          |        | 8,925        |  |  |  |  |           |  |  |  |  |
| Interior Floor           |                  | 12          | HARDWOOD 100         |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           | TOTAL LAND VALUE - MARKET |                |            |                             |                   |                        |      |     |          |        | 440,370      |  |  |  |  |           |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           | TOTAL MARKET VALUE        |                |            |                             |                   |                        |      |     |          |        | 639,525      |  |  |  |  |           |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           | SOH/AGL Deduction         |                |            |                             |                   |                        |      |     |          |        | 413,167      |  |  |  |  |           |  |  |  |  |
| Bedrooms                 |                  | 02          | 2 100                |                      | ASSESSED VALUE                                                                    |                           |       |           |                |                    |                |                 |        |                           | 226,358                   |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| Bathrooms                |                  | 02          | 2 100                |                      | TOTAL EXEMPTION VALUE                                                             |                           |       |           |                |                    |                |                 |        |                           | HX HB 50,000              |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      | BASE TAXABLE VALUE                                                                |                           |       |           |                |                    |                |                 |        |                           | 176,358                   |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |                      | TOTAL JUST VALUE                                                                  |                           |       |           |                |                    |                |                 |        |                           | 639,525                   |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| Units                    |                  | 0           | 0 100                |                      | NCON VALUE                                                                        |                           |       |           |                |                    |                |                 |        |                           | 0                         |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| BUD8 Adjustme            |                  | 02          | DIST FB 100          |                      | INCOME VALUE                                                                      |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |                      | PREVIOUS YEAR MKT VALUE                                                           |                           |       |           |                |                    |                |                 |        |                           | 434,983                   |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| Quality                  |                  | 03          | Quality Level 03     |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY        |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                      | 01                                                                                |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 1003.00     |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| BAS                      | 1,500            | 100         | 1,500                | 171,070              |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| FOP                      | 60               | 30          | 18                   | 2,053                |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| FSP                      | 176              | 40          | 70                   | 7,983                |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| UOP                      | 400              | 20          | 80                   | 9,124                |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| TOTALS                   |                  | 2,136       | 1,668                | 190,230              |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      | 314 NEW ST, FERNANDINA BEACH                                                      |                           |       |           |                |                    |                |                 |        |                           | BLD DATE                  |                |            |                             |                   | LGL DATE               |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           | 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          |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| 3                        | 0825             | BRICK       | 0 100                | 9                    | 5                                                                                 | 45.00                     | SF    | 12.50     | 12.50          | 100                | 1988           | 1988            | 3      | 85                        | 478                       |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| 6                        | 1242             | WD DECK A   | 0 100                | 6                    | 4                                                                                 | 24.00                     | SF    | 10.00     | 10.00          | 100                | 2005           | 2005            | 3      | 27                        | 65                        |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| 7                        | 1242             | WD DECK A   | 0 100                | 5                    | 4                                                                                 | 20.00                     | SF    | 10.00     | 10.00          | 100                | 2005           | 2005            | 3      | 27                        | 54                        |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| 8                        | 0825             | BRICK       | 0 100                | 9                    | 6                                                                                 | 54.00                     | SF    | 12.50     | 12.50          | 100                | 2005           | 2005            | 3      | 96                        | 648                       |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| 9                        | 0825             | BRICK       | 0 100                | 30                   | 7                                                                                 | 210.00                    | SF    | 12.50     | 12.50          | 100                | 2005           | 2005            | 3      | 96                        | 2,520                     |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| 10                       | 0825             | BRICK       | 0 100                | 10                   | 9                                                                                 | 90.00                     | SF    | 12.50     | 12.50          | 100                | 2005           | 2005            | 3      | 96                        | 1,080                     |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| 11                       | 0825             | BRICK       | 0 100                | 0                    | 0                                                                                 | 340.00                    | SF    | 12.50     | 12.50          | 100                | 2005           | 2005            | 3      | 96                        | 4,080                     |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      |                                                                                   |                           |       |           |                | TOTAL OB/XF        |                |                 |        |                           |                           |                |            |                             |                   | 8,925                  |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP                  | R D                                                                               | LOC ZONE                  | FRONT | DEPTH     | TOT LND UTS    | UNIT TYPE          | D T            | DPTH 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                  | 0010                                                                              | OT-1                      | 93.00 | 140.00    | 93.20          | FF                 |                | 1.00            | 1.00   | 0.90                      | 3,500.00                  | 3,150.00       | 293,580    |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| 2                        | 000100           | C           | SFR                  | 100                  | 0010                                                                              | OT-1                      | 47.00 | 47.00     | 46.60          | FF                 |                | 1.00            | 1.00   | 0.90                      | 3,500.00                  | 3,150.00       | 146,790    |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                   |                           |       |           |                |                    |                |                 |        |                           |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |
| REVIEW DATE              | 12/26/2022       | BY          | TWA                  | Total Acres: 0.00    |                                                                                   | Total Land Value: 440,370 |       | Market: 0 |                | Agricultural: 0    |                | Common: 440,370 |        | PRINTED 08/02/2023 BY SYS |                           |                |            |                             |                   |                        |      |     |          |        |              |  |  |  |  |           |  |  |  |  |