PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

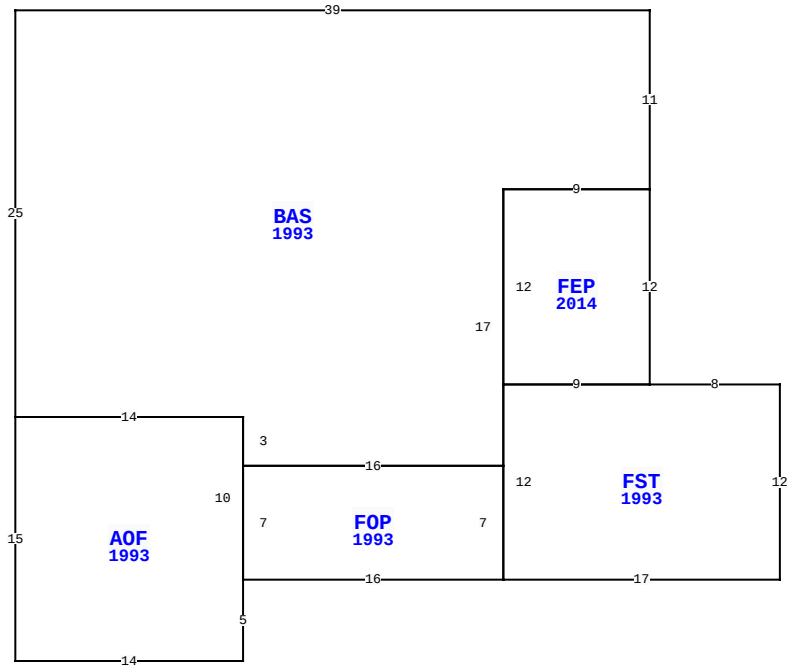
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 1 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1010.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| AOF | 210 | 100 | 210 | 7,129 |
| BAS | 897 | 100 | 897 | 30,451 |
| FEP | 108 | 80 | 86 | 2,919 |
| FOP | 112 | 30 | 34 | 1,154 |
| FST | 204 | 55 | 112 | 3,802 |
| TOTALS | 1,531 | | 1,339 | 45,456 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,339 | 116.5500 | 102.56 | 137,328 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

1 APARTMENT – 0% - 0 Heated Area: 1193 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 | KK |
| INC DATE | | | AG DATE | | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B20-0646 | FIRE DAMAGE REPAI | 0 | 10/28/2020 |
| 20163547 | REPAIR/RRF | 6,210 | 12/29/2016 |
| 20150329 | OTHER | 1,950 | 02/12/2015 |
| 20141538 | REPAIR/RRF | 6,600 | 07/16/2014 |
| 20122138 | REPAIR/RRF | 7,279 | 10/17/2012 |
| 20101190 | H/AC | 2,500 | 07/21/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W8 FEP=[YR=2014] N12 BAS=[YR=1993] N11 W39 S25 AOF=[YR=1993] S15 E14 N5 FOP=[YR=1993] E16 N7 W16 S7$ N10 W14$ E14 S3 E16 N17 E9 $ W9 S12 E9$ W9 S12 E17 N12$.

## EXTRA FEATURES

| LN | 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 8,653.00 | SF | 4.00 | 4.00 | 100 | 1984 | 1984 | 3 | 47 | 16,268 | |
| 2 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 12,000.00 | SF | 2.00 | 2.00 | 100 | 1984 | 1984 | 3 | 50 | 12,000 | |
| 3 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 5.00 | UT | 2,530.00 | 2,530.00 | 100 | 1984 | 1984 | 3 | 23 | 2,910 | |
| 4 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 22,916.00 | SF | 2.00 | 2.00 | 100 | 1984 | 1984 | 3 | 50 | 22,916 | |
| 5 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 780.00 | LF | 15.00 | 15.00 | 100 | 1984 | 1984 | 3 | 58 | 6,786 | |
| 6 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 1.00 | UT | 450.00 | 450.00 | 100 | 1984 | 1984 | 3 | 23 | 104 | |
| 7 | 0505 | FLAGPOLE A | 0 | 0 | 20 | 0 | 20.00 | LF | 50.00 | 50.00 | 100 | 1984 | 1984 | 3 | 20 | 200 | |
| 8 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 6 | 48.00 | SF | 30.00 | 30.00 | 100 | 2014 | 2014 | 3 | 70 | 1,008 | |
| 9 | 0446 | BOX FNC 6' | 0 | 0 | 30 | 0 | 30.00 | LF | 20.00 | 20.00 | 100 | 2014 | 2014 | 3 | 70 | 420 | |
| 10 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2014 | 2014 | 3 | 89 | 267 | |

TOTAL OB/XF 62,879

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000300 | C | MULTI-FAM | 0 | 0003 | R-1 | 0.00 | 0.00 | 35.00 | UT | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 875,000 | | | | | | | |

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

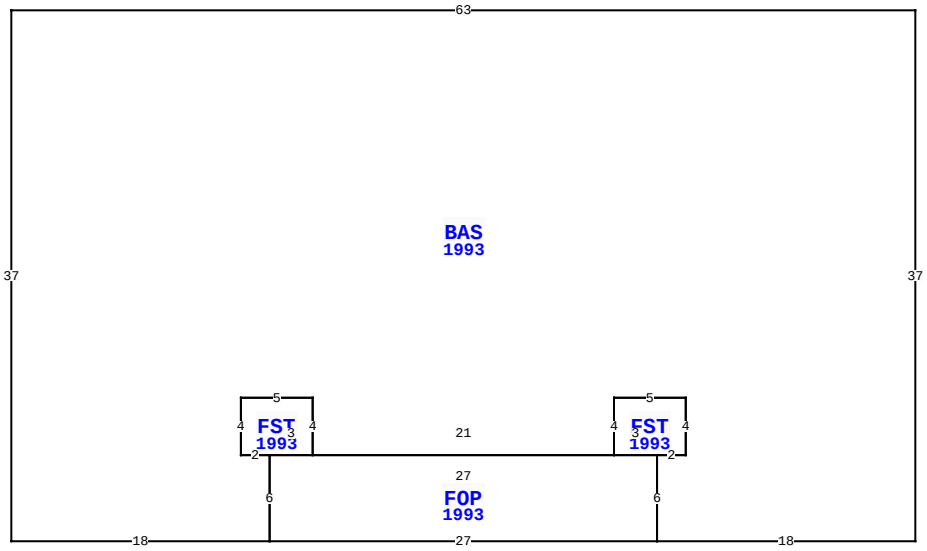
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0300 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1010.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,129 | 100 | 2,129 | 74,036 |
| FOP | 162 | 30 | 49 | 1,704 |
| FST | 20 | 55 | 11 | 383 |
| FST | 20 | 55 | 11 | 383 |
| TOTALS | 2,331 | | 2,200 | 76,505 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 2,200 | 119.3850 | 105.06 | 231,132 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

2 APARTMENT – 0% - 0 Heated Area: 2129 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100648 | OTHER | 200 | 04/23/2010 |
| 20100649 | OTHER | 150 | 04/23/2010 |
| 20100650 | OTHER | 650 | 04/23/2010 |
| 20100652 | OTHER | 150 | 04/23/2010 |
| 20100653 | OTHER | 350 | 04/23/2010 |
| 20100654 | OTHER | 750 | 04/23/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W63 S37 E18 FOP=[YR=1993] E27N6FST=[YR=1993] E2N4W5S4E3$W27 FST=[YR=1993] E3N4W5S4E2$S6$N6W2N4E5 S4E21N4E5S4W2S6E18N37$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

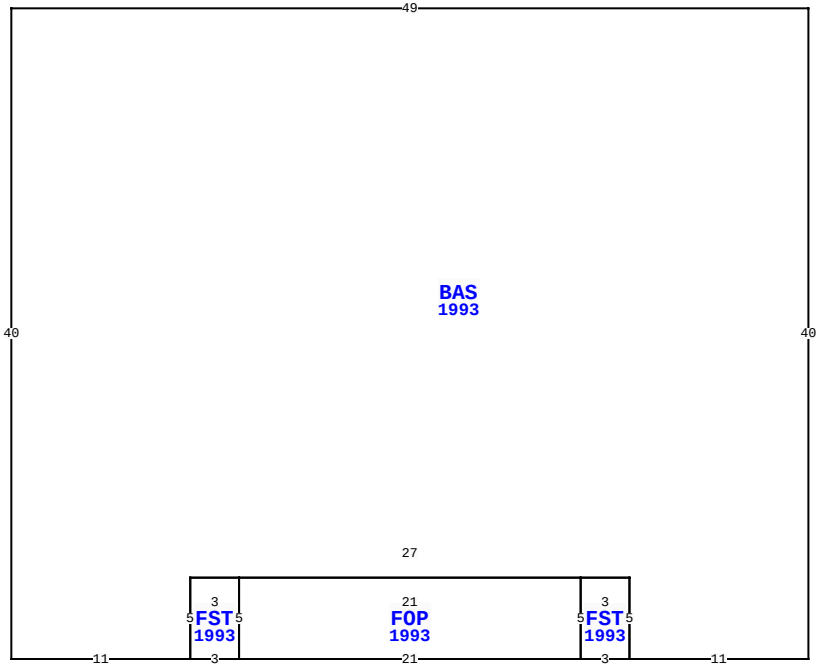
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

3 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100655 | OTHER | 750 | 04/23/2010 |
| 20100657 | OTHER | 250 | 04/23/2010 |
| 20100658 | OTHER | 250 | 04/23/2010 |
| 20100659 | OTHER | 350 | 04/23/2010 |
| 20100660 | OTHER | 550 | 04/23/2010 |
| 20100661 | OTHER | 350 | 04/23/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

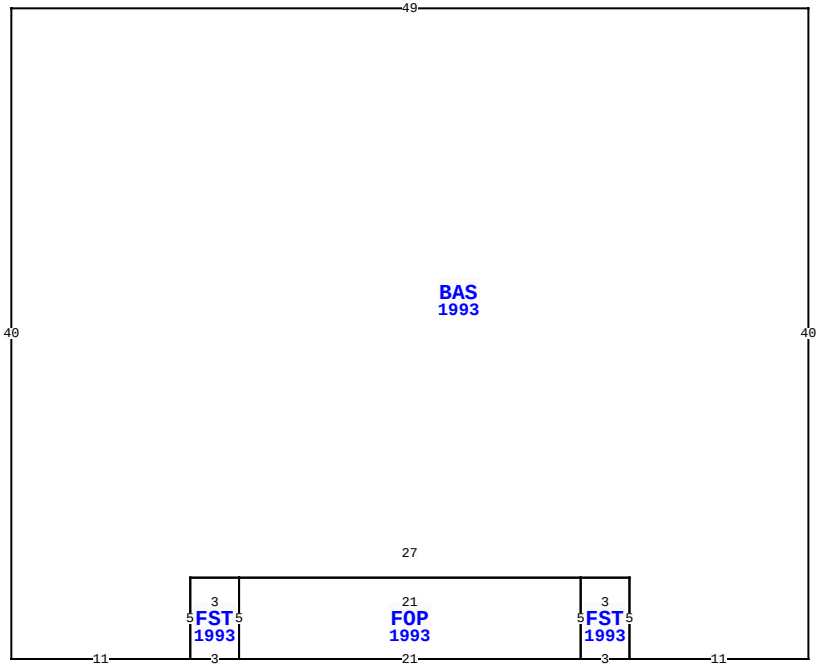
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

4 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100662 | OTHER | 850 | 04/23/2010 |
| 20100160 | REPAIR/RRF | 15,444 | 01/29/2010 |
| 20100161 | REPAIR/RRF | 15,444 | 01/29/2010 |
| 20100162 | REPAIR/RRF | 15,444 | 01/29/2010 |
| 20100163 | REPAIR/RRF | 15,444 | 01/29/2010 |
| 20100164 | REPAIR/RRF | 15,444 | 01/29/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

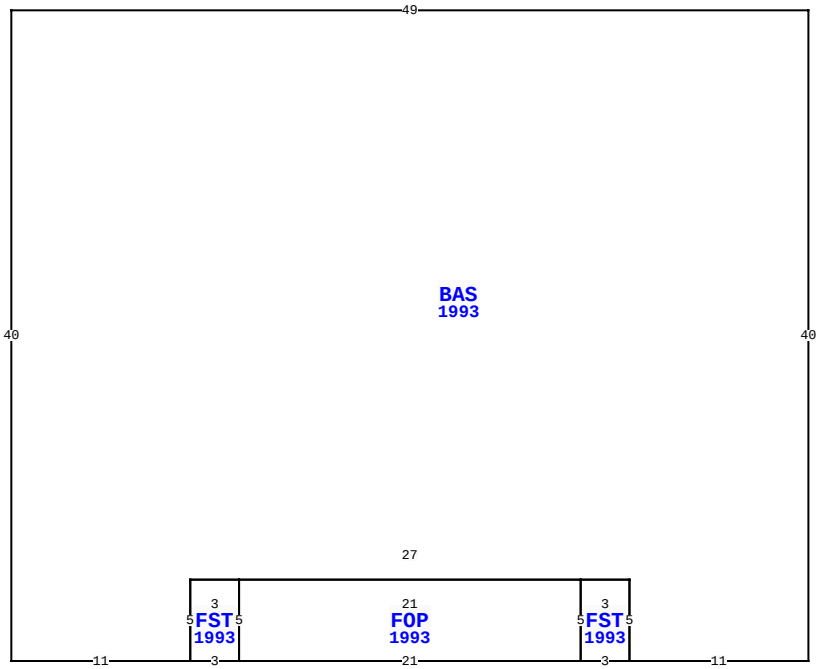
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

5 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

1655 LIME ST, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100141 | ELEC OTHER | 1,000 | 01/27/2010 |
| 20100101 | H/AC | 500 | 01/21/2010 |
| 20100102 | H/AC | 500 | 01/21/2010 |
| 20100103 | H/AC | 500 | 01/21/2010 |
| 20100104 | H/AC | 500 | 01/21/2010 |
| 20100105 | H/AC | 500 | 01/21/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

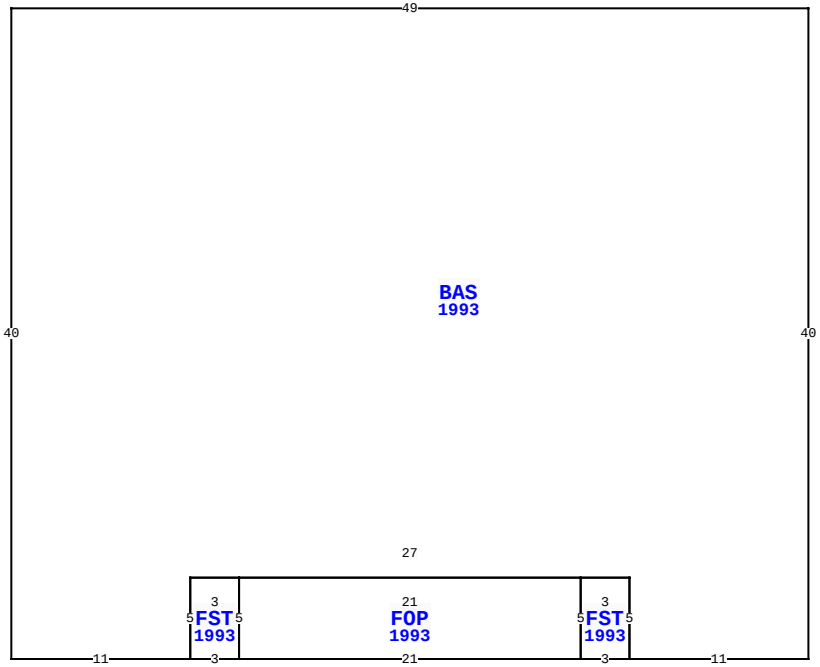
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

6 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100106 | H/AC | 500 | 01/21/2010 |
| 20100098 | H/AC | 500 | 01/21/2010 |
| 20100099 | H/AC | 500 | 01/21/2010 |
| 20100100 | H/AC | 500 | 01/21/2010 |
| 20011997 | REPAIR/RRF | 4,000 | 09/07/2001 |
| 20011998 | REPAIR/RRF | 4,000 | 09/07/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

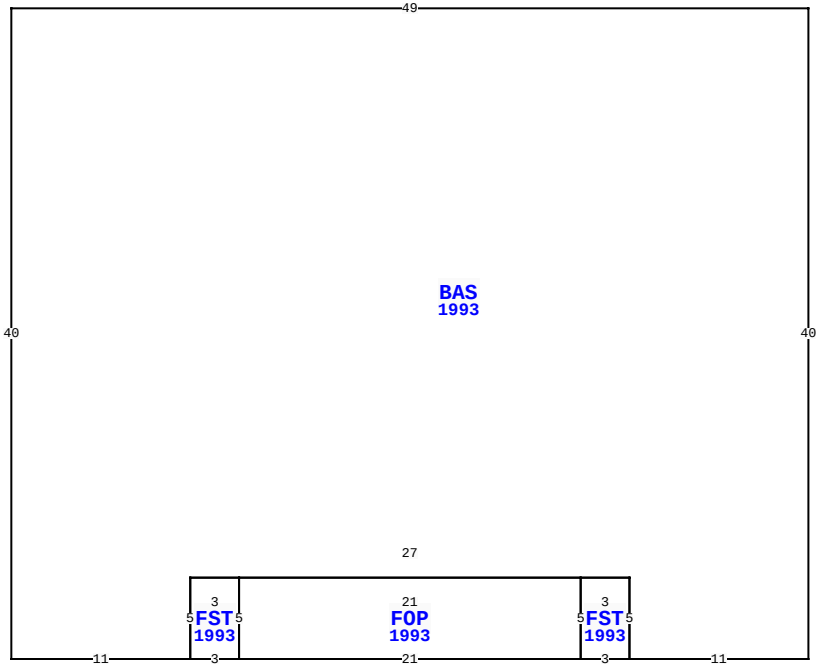
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

7 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 10384-B | REPAIR/RRF | 4,600 | 03/18/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

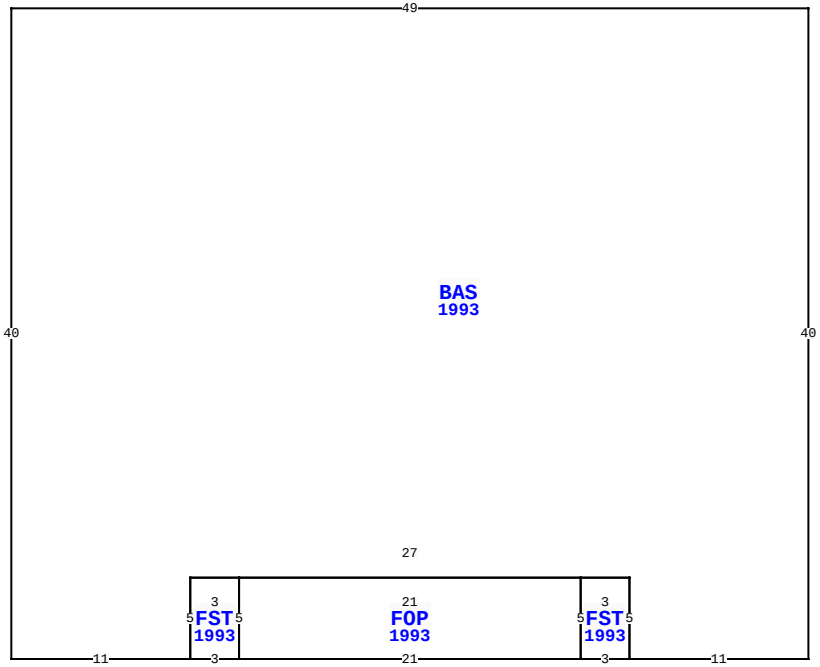
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

8 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 01

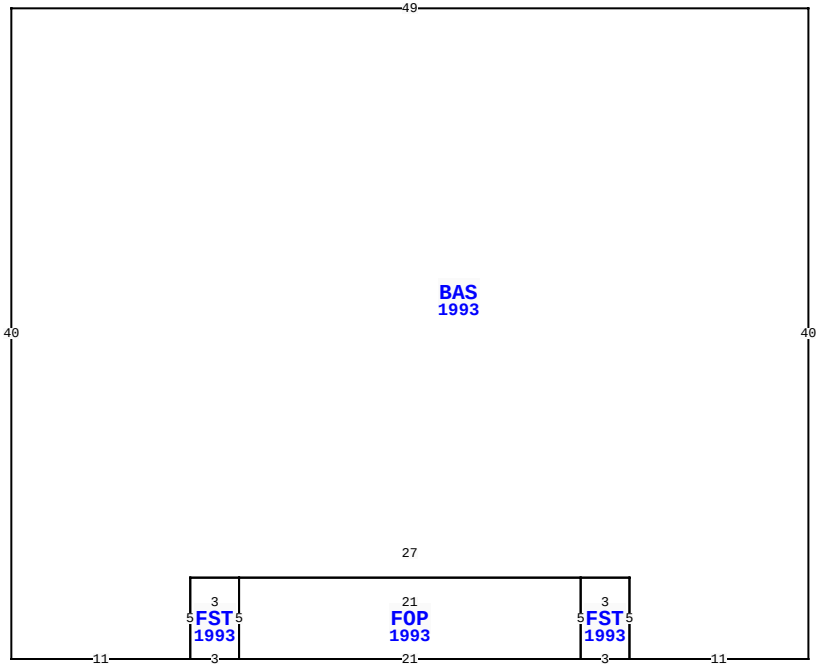
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

9 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

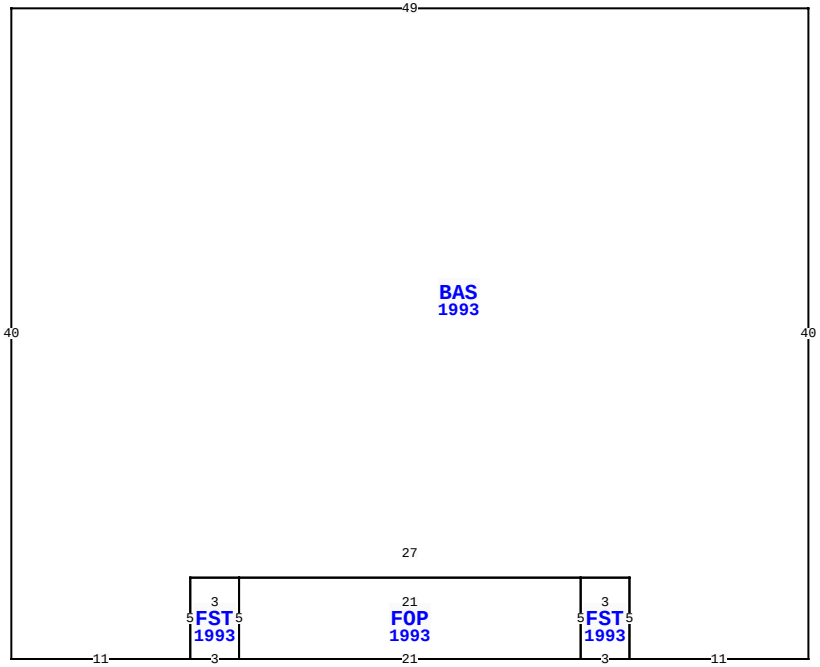
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

10 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

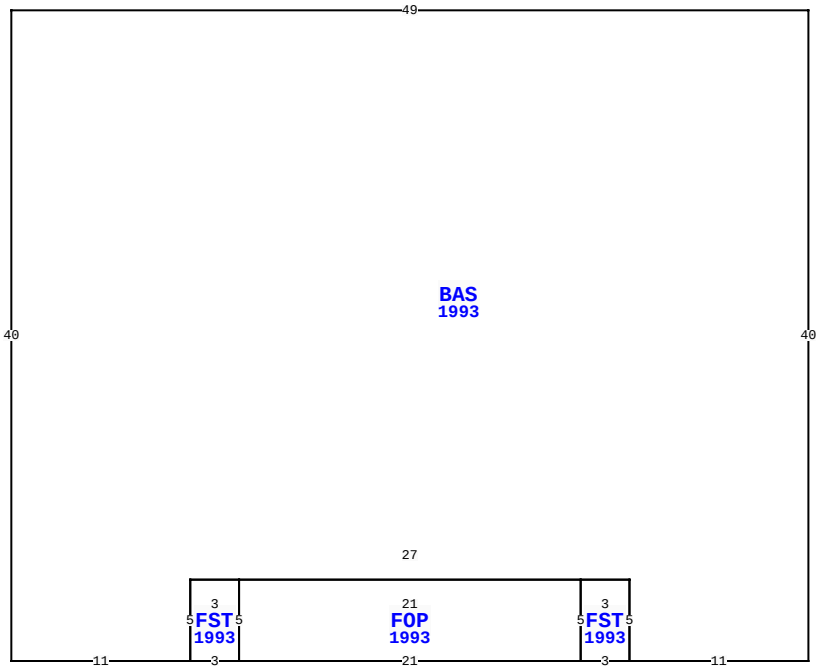
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

11 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

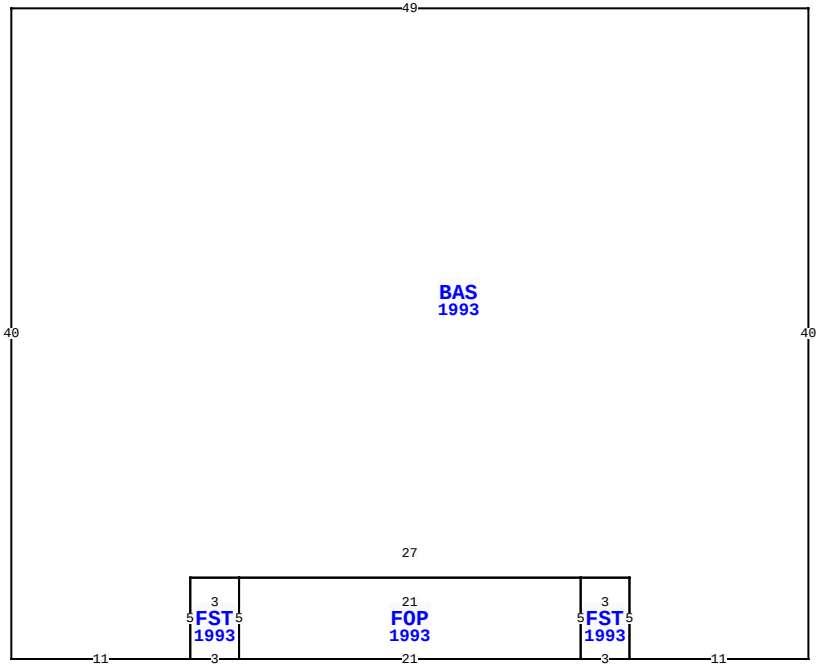
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

12 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

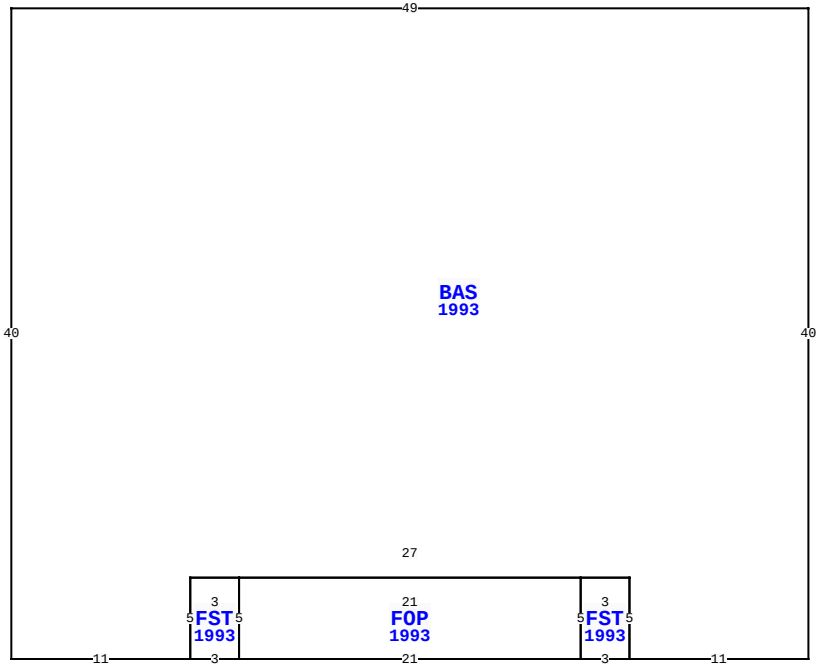
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

13 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

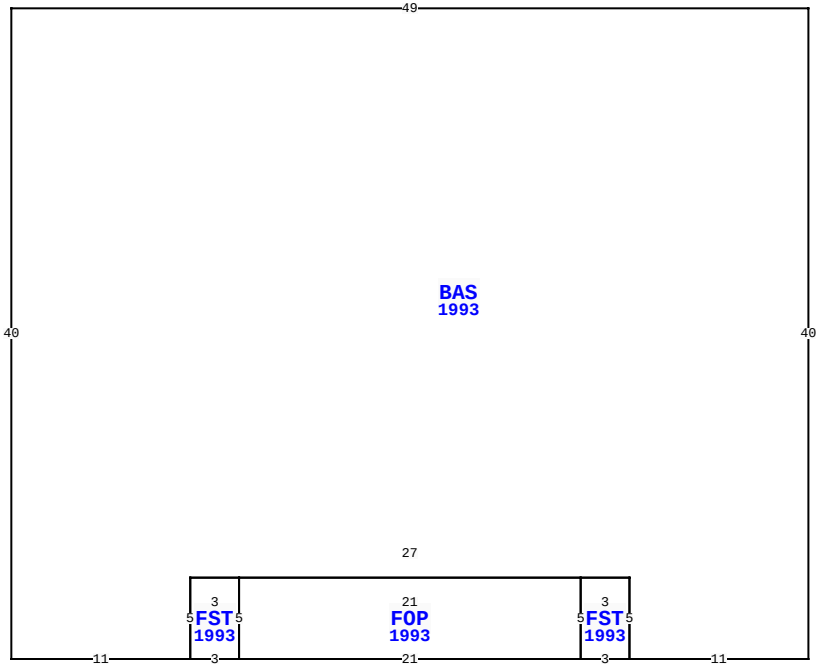
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

14 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

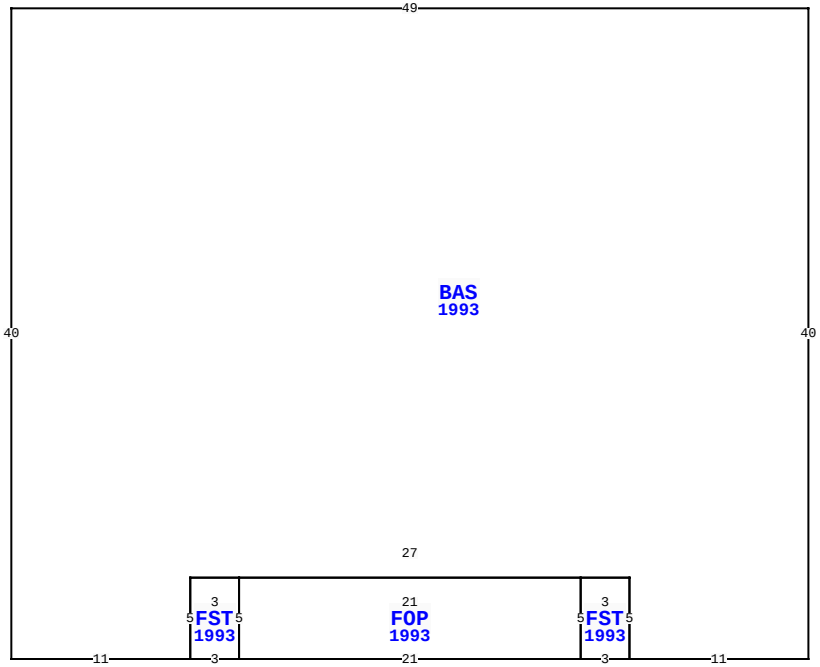
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

15 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

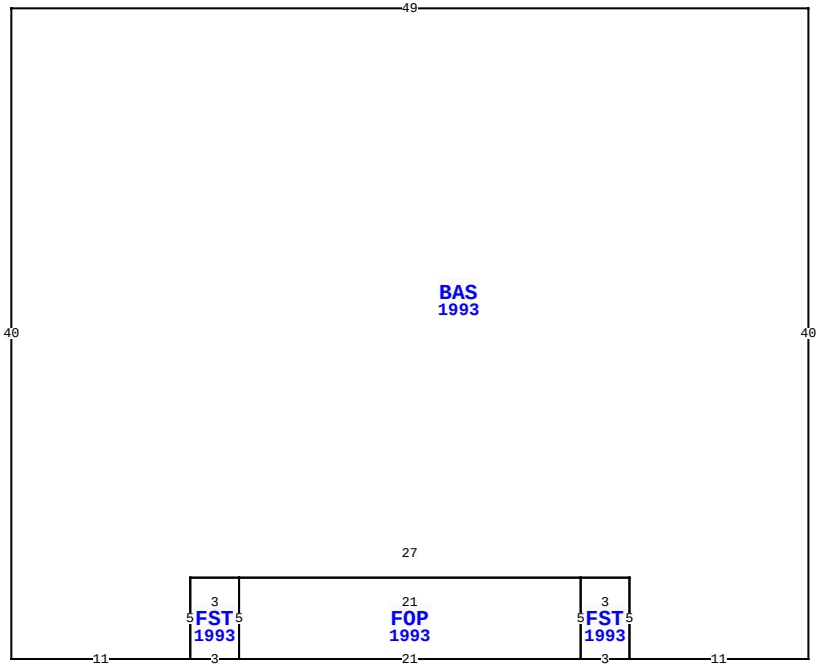
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

16 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

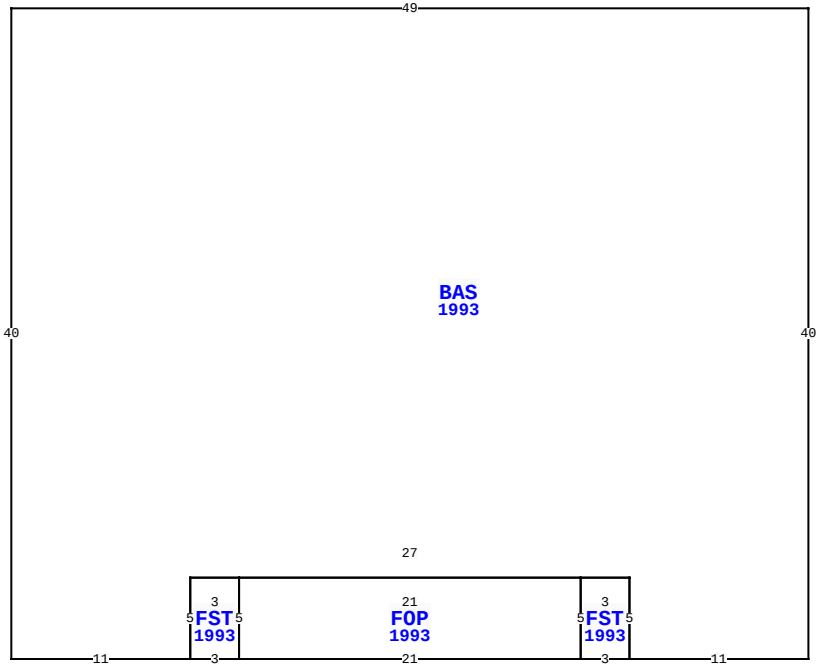
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 62,516 |
| FOP | 105 | 30 | 32 | 1,096 |
| FST | 15 | 55 | 8 | 274 |
| FST | 15 | 55 | 8 | 274 |
| TOTALS | 1,960 | | 1,873 | 64,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 1,873 | 117.6000 | 103.49 | 193,837 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

17 APARTMENT – 0% - 0 Heated Area: 1825 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5$ N5 W21 S5$ N5 W3 S5$ N5 E27 S5 E11 N40$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF LOTS 200,201,202,203,
215,216 & 217
IN OR 380/656 & 658

MURRAY HILL APARTMENTS LTD/
C/O ROYAL AMERICAN MNGMT,INC, 1002 WEST 23RD STR, STE 400
PANAMA CITY, FL 32405

**2023**

**00-00-31-1600-0200-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 2 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

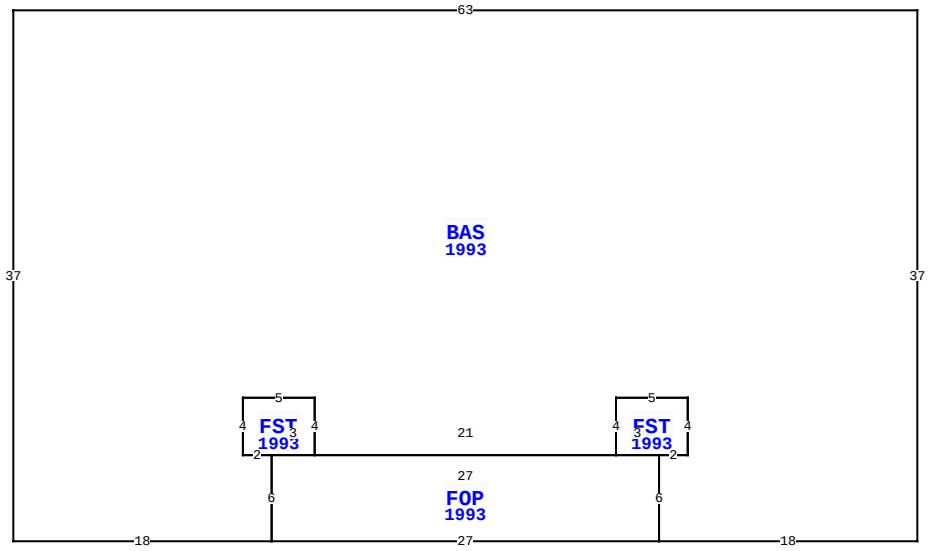
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,129 | 100 | 2,129 | 74,036 |
| FOP | 162 | 30 | 49 | 1,704 |
| FST | 20 | 55 | 11 | 383 |
| FST | 20 | 55 | 11 | 383 |
| TOTALS | 2,331 | | 2,200 | 76,505 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 2,200 | 119.3850 | 105.06 | 231,132 | 1984 | 1984 | 0 | 0 | 40 | 26.90 | 33.10 |

18 APARTMENT – 0% - 0 Heated Area: 2129 HX Base Yr




1655 LIME ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/26/2019 | KK | LGL DATE | |
| XF DATE | 07/26/2019 | KK | LAND DATE | 07/26/2019 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,195,722 |
| SOH/AGL Deduction | 83,463 |
| ASSESSED VALUE | 1,112,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,112,259 |
| TOTAL JUST VALUE | 1,195,722 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,195,722 |
| PREVIOUS YEAR MKT VALUE | 1,011,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0289/0052 | 4/01/1979 | WD | Q | V | | 27,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W63 S37 E18 FOP=[YR=1993] E27 N6 FST=[YR=1993] E2N4W5S4E3$W27 FST=[YR=1993] E3N4W5S4E2$S6$N6W2N4E5 S4E21N4E5S4W2S6E18N37$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS