

BLOCK 10 LOT 8  
IN OR 1872/1830  
THE PARK PB 4/28

LBM REAL ESTATE HOLDINGS LLC  
86380 EASTPORT DR  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-0010-0080



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                       |                      | MARKET ADJUSTMENTS                  |             |                |                |             |                |           |          |             |         | NASSAU COUNTY PROPERTY |                 |            |                             |      |         |      |     |    |        |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|-----------------------|----------------------|-------------------------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|------------------------|-----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION     | TYPE                  | MDL                  | EFF. AREA                           | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1            |                 |            |                             |      |         |      |     |    |        |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 50       | 0100                  | 01                   | 2,793                               | 119.9520    | 108.26         | 302,370        | 1976        | 1985           | 0         | 0        | 22.50       | 77.50   | VALUATION SUMMARY      |                 |            |                             |      |         |      |     |    |        |  |
| Exterior Wall                                                                                                                                 | 19               | COMMON BRK 50    | 1 SINGLE FAM - 0% - 0 |                      |                                     |             |                |                |             |                |           |          |             |         | STANDARD               |                 |            |                             |      |         |      |     |    |        |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100    | Heated Area: 2512     |                      |                                     |             |                |                |             |                |           |          |             |         | HX Base Yr             |                 |            |                             |      |         |      |     |    |        |  |
| Roof Cover                                                                                                                                    | 12               | MODULAR MT 100   |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100      |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Interior Floor                                                                                                                                | 11               | CLAY TILE 50     |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Interior Floor                                                                                                                                | 14               | CARPET 50        |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Bedrooms                                                                                                                                      | 3                | 100              |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Bathrooms                                                                                                                                     | 2                | 100              |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100   |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Stories                                                                                                                                       | 2.               | 2. 100           |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Units                                                                                                                                         | 0                | 100              |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| BUD8 Adjustme                                                                                                                                 | 02               | DIST FB 100      |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Occupancy                                                                                                                                     | 00               | NONE 100         |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| Quality                                                                                                                                       | 04               | Quality Level 04 |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| DOR CODE                                                                                                                                      | 0100             | SINGLE FAMILY    |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| MAP NUM                                                                                                                                       |                  | MKT AREA         |                       |                      |                                     |             |                |                |             |                |           |          |             |         | 01                     |                 |            |                             |      |         |      |     |    |        |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 1040.00          |                  |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA          | SUBAREA MARKET VALUE |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| BAS                                                                                                                                           | 1,136            | 100              | 1,136                 | 95,312               |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                           | 320              | 30               | 96                    | 8,055                |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| FUS                                                                                                                                           | 1,376            | 100              | 1,376                 | 115,449              |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| PTO                                                                                                                                           | 250              | 5                | 12                    | 1,007                |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| PTO                                                                                                                                           | 320              | 5                | 16                    | 1,342                |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| UGR                                                                                                                                           | 240              | 45               | 108                   | 9,061                |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| UOP                                                                                                                                           | 244              | 20               | 49                    | 4,111                |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| TOTALS                                                                                                                                        | 3,886            |                  | 2,793                 | 234,337              |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                       |                      | 2800 ELIZABETH ST, FERNANDINA BEACH |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| L N                                                                                                                                           | OB/XF CODE       | DESCRIPTION      | BLD                   | CAP                  | L                                   | W           | UNITS          | UT             | Adj R       | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q       | % COND                 | OB/XF MKT VALUE | NOTES      |                             |      |         |      |     |    |        |  |
| 1                                                                                                                                             | 0810             | CONCRETE A       | 0                     | 0                    | 0                                   | 0           | 299.00         | SF             | 6.50        | 6.50           | 100       | 1976     | 1976        | 3       | 28                     | 544             |            |                             |      |         |      |     |    |        |  |
| 2                                                                                                                                             | 1242             | WD DECK A        | 0                     | 0                    | 8                                   | 4           | 32.00          | SF             | 10.00       | 10.00          | 100       | 1993     | 1993        | 3       | 20                     | 64              |            |                             |      |         |      |     |    |        |  |
| 3                                                                                                                                             | 1242             | WD DECK A        | 0                     | 0                    | 0                                   | 0           | 72.00          | SF             | 10.00       | 10.00          | 100       | 1993     | 1993        | 3       | 20                     | 144             |            |                             |      |         |      |     |    |        |  |
| 4                                                                                                                                             | 0810             | CONCRETE A       | 0                     | 0                    | 18                                  | 4           | 72.00          | SF             | 6.50        | 6.50           | 100       | 1976     | 1976        | 3       | 28                     | 131             |            |                             |      |         |      |     |    |        |  |
| 5                                                                                                                                             | 1242             | WD DECK A        | 0                     | 0                    | 0                                   | 0           | 72.00          | SF             | 10.00       | 10.00          | 100       | 1993     | 1993        | 3       | 20                     | 144             |            |                             |      |         |      |     |    |        |  |
| TOTAL OB/XF 1,027                                                                                                                             |                  |                  |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |
| L N                                                                                                                                           | USE CODE         | CLS              | LAND USE DESCRIPTION  | CAP                  | R D                                 | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE             | ADJ UNIT PRICE  | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 1                                                                                                                                             | 000100           | C                | SFR                   | 0                    | 0006                                | R-1         | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 1.00    | 400,000.00             | 400,000.00      | 400,000    |                             |      |         |      |     |    |        |  |
| REVIEW DATE 09/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS |                  |                  |                       |                      |                                     |             |                |                |             |                |           |          |             |         |                        |                 |            |                             |      |         |      |     |    |        |  |