

| ELEMENT | CD | CONSTRUCTION |
|------------------|------------------|----------------------|
| Floor | | 1 100 |
| Recreation | JACUZZI | JACUZZI 100 |
| Recreation | POOL | POOL 100 |
| Location | CORNER | CORNER 100 |
| View | COURT | COURTYARD 100 |
| Desirability | FLOOR | 1ST FLOOR 100 |
| Balcony | COV ENTRY | COV ENTRY 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 2 100 |
| User Defined | UPGRADE | 1 UPGRADE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0400 | CONDOMINIUM |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | | 2032.00 |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| | TOT ADJ AREA | SUBAREA MARKET VALUE |
| TOTALS | 0 | 0 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | CONDO | - | 100% | - | 2022 | | | | | | |
| SQFT=1193 | | | | | | HX Base Yr 2022 | | | | | |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 319,000 |
| TOTAL MARKET OB/XF VALUE | | | 0 |
| TOTAL LAND VALUE - MARKET | | | 0 |
| TOTAL MARKET VALUE | | | 319,000 |
| SOH/AGL Deduction | | | 82,608 |
| ASSESSED VALUE | | | 236,392 |
| TOTAL EXEMPTION VALUE | HX HB WX | | 55,000 |
| BASE TAXABLE VALUE | | | 181,392 |
| TOTAL JUST VALUE | | | 319,000 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 257,000 |

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

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2480/1766 | 7/16/2021 | LE | U | I | 11 | 100 |
| GRANTOR: WILLIAMS PATRICIA C | | | | | | |
| GRANTEE: WILLIAMS LYNDY E & | | | | | | |
| 2420/1469 | 12/28/2020 | WD | Q | I | 01 | 245,900 |
| GRANTOR: MILLER RICHARD A & AN | | | | | | |
| GRANTEE: WILLIAMS PATRICIA C | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|-------------------------------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L | 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 |
| 1601 NECTARINE ST, FERNANDINA BEACH | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|---------------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|---|---|----------|-------|-------|-------------|-----------|---|---|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| L | 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 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |