

**FERGUSSON DONALD S**  
1007 OCEAN WALK CT  
FERNANDINA BEACH, FL 32034

00-00-31-1678-0045-0000

| BUILDING CHARACTERISTICS |                  |             |                                     |                      |         |                          |       |           |                | MARKET ADJUSTMENTS |                |             |        |         |                 |                   |            |                             |                   | NASSAU COUNTY PROPERTY |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|-------------------------------------|----------------------|---------|--------------------------|-------|-----------|----------------|--------------------|----------------|-------------|--------|---------|-----------------|-------------------|------------|-----------------------------|-------------------|------------------------|------|-----|----|--------|--|---------------------------|--|--|--|--|--|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION                        |                      |         |                          |       |           |                |                    |                |             |        |         | PAGE 1 of 1     |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 10               | 08          | ABOVE AVG 100                       |                      |         | TYPE                     | MDL   | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE     | REPL. COST NEW | AYB         | EYB    | ECON    | FNCT            |                   | NORM       | % COND                      | VALUATION SUMMARY |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| Roof Structur            | 08               | 08          | IRREGULAR 100                       |                      |         | 0500                     | 01    | 2,895     | 118.8066       | 169.30             | 490,124        | 1993        | 1993   | 0       | 0               | 0                 | 14.00      | 86.00                       | VALUATION BY      |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03               | 05          | COMP SHNGL 100                      |                      |         | 1 SFR CUST - 100% - 2001 |       |           |                |                    |                |             |        |         |                 | Heated Area: 2391 |            |                             |                   |                        |      |     |    |        |  | HX Base Yr 2001           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | 05          | DRYWALL 80                          |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 08               | 03          | DECORATIVE 20                       |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 421,507         |  |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 14               | 05          | CARPET 70                           |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 18,407          |  |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 15               | 08          | HARDTILE 30                         |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 281,250         |  |  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | 14          | CENTRAL 100                         |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 721,164         |  |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | 15          | AIR DUCTED 100                      |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 375,024         |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                 | 04               | 03          | 3 100                               |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 346,140         |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                | 04               | 03          | 2.5 100                             |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB WR 55,000 |  |  |  |  |  |  |  |  |  |  |
| Frame                    | 02               | 04          | WOOD FRAME 100                      |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 291,140         |  |  |  |  |  |  |  |  |  |  |
| Stories                  | 1.5              | 04          | 1.5 100                             |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 721,164         |  |  |  |  |  |  |  |  |  |  |
| Units                    | 00               | 02          | 0 100                               |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | NCON VALUE                |  |  |  |  |  |  |  |  |  | 0               |  |  |  |  |  |  |  |  |  |  |
| Occupancy                | 00               | 02          | NONE 100                            |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | INCOME VALUE              |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| Quality                  |                  |             | 05                                  | Quality Level 05     |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 570,109         |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  |             | 0100                                | SINGLE FAMILY        |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA                            |                      | 01      |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |             | 1080.00                             |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA                        | SUBAREA MARKET VALUE |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| BAS                      | 2,391            | 100         | 2,391                               | 348,125              |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| FGR                      | 572              | 55          | 315                                 | 45,864               |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| FOP                      | 264              | 30          | 79                                  | 11,503               |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| FOP                      | 354              | 30          | 106                                 | 15,434               |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| PTO                      | 72               | 5           | 4                                   | 582                  |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |             | 3,653                               | 2,895                | 421,507 |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             | 1007 OCEANWALK CT, 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                        | 0504             | FP-ELECTRI  | 0 100                               | 0                    | 0       | 1.00                     | UT    | 2,000.00  | 2,000.00       | 100                | 1993           | 1993        | 3      | 76      | 1,520           |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| 2                        | 0810             | CONCRETE A  | 0 100                               | 46                   | 16      | 736.00                   | SF    | 6.50      | 6.50           | 100                | 1993           | 1993        | 3      | 68      | 3,253           |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| 3                        | 0810             | CONCRETE A  | 0 100                               | 3                    | 60      | 180.00                   | SF    | 6.50      | 6.50           | 100                | 1993           | 1993        | 3      | 68      | 796             |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| 5                        | 0845             | KOOL DECK   | 0 100                               | 0                    | 0       | 447.00                   | SF    | 7.25      | 7.25           | 100                | 1997           | 1997        | 3      | 75      | 2,431           |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| 6                        | 0910             | SCRN RM L   | 0 100                               | 0                    | 0       | 550.00                   | SF    | 15.00     | 15.00          | 100                | 1997           | 1997        | 3      | 20      | 1,650           |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| 7                        | 0861             | POOL GUNIT  | 0 100                               | 12                   | 24      | 288.00                   | SF    | 85.00     | 85.00          | 100                | 1997           | 1997        | 3      | 21      | 5,141           |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| 8                        | 0810             | CONCRETE A  | 0 100                               | 0                    | 0       | 142.00                   | SF    | 6.50      | 6.50           | 100                | 2000           | 2000        | 3      | 80      | 738             |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| 9                        | 0820             | WOOD WALK   | 0 100                               | 0                    | 0       | 126.00                   | SF    | 11.75     | 11.75          | 100                | 2000           | 2000        | 3      | 40      | 592             |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| 10                       | 1242             | WD DECK A   | 0 100                               | 11                   | 12      | 132.00                   | SF    | 10.00     | 10.00          | 100                | 2000           | 2000        | 3      | 20      | 264             |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| 11                       | 0476             | VF 6 SBPL   | 0 100                               | 0                    | 0       | 78.00                    | LF    | 32.00     | 32.00          | 100                | 2010           | 2010        | 3      | 81      | 2,022           |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             | TOTAL OB/XF                         |                      | 18,407  |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION                | CAP                  | R D     | LOC ZONE                 | FRONT | DEPTH     | TOT LND UTS    | UNIT TYPE          | D T            | DPTH FACT   | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE    | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR              | DENSITY                | DECL | FRZ | YR | CONSRV |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
| 1                        | 000100           | C           | SFR                                 | 100                  | 0006    | R-1A                     | 0.00  | 0.00      | 1.00           | LT                 |                | 1.00        | 1.00   | 1.25    | 225,000.00      | 281,250.00        | 281,250    |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                                     |                      |         |                          |       |           |                |                    |                |             |        |         |                 |                   |            |                             |                   |                        |      |     |    |        |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |