

| BUILDING CHARACTERISTICS |    | CONSTRUCTION |     |
|--------------------------|----|--------------|-----|
| ELEMENT                  | CD |              |     |
| Exterior Wall            | 16 | WD FR STUC   | 100 |
| Roof Structur            | 03 | GABLE/HIP    | 100 |
| Roof Cover               | 03 | COMP SHNGL   | 100 |
| Interior Wall            | 05 | DRYWALL      | 100 |
| Interior Floor           | 14 | CARPET       | 70  |
| Interior Floor           | 11 | CLAY TILE    | 30  |
| Air Condition            | 03 | CENTRAL      | 100 |
| Heating Type             | 04 | AIR DUCTED   | 100 |
| Bedrooms                 |    | 2            | 100 |
| Bathrooms                |    | 2            | 100 |
| Frame                    | 02 | WOOD FRAME   | 100 |
| Stories                  | 1. | 1.           | 100 |
| Units                    |    | 0            | 100 |
| BUD8 Adjustme            | 02 | DIST FB      | 100 |
| Occupancy                | 00 | NONE         | 100 |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100               | 01  | 2,009     | 113.5820    | 102.51         | 205,943        | 1979 | 1999 | 0    | 0    | 11.50 | 88.50  |

1 SINGLE FAM - 0% - 2023  
Heated Area: 1106  
HX Base Yr

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 2        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 2              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 182,260  |
| TOTAL MARKET OB/XF VALUE  |           |             | 6,369    |
| TOTAL LAND VALUE - MARKET |           |             | 360,000  |
| TOTAL MARKET VALUE        |           |             | 548,629  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 548,629  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 548,629  |
| TOTAL JUST VALUE          |           |             | 548,629  |
| NCON VALUE                |           |             | 188,629  |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 513,986  |

| Quality                  |                  | Quality Level 03   |              |
|--------------------------|------------------|--------------------|--------------|
| DOR CODE                 |                  | 0100 SINGLE FAMILY |              |
| MAP NUM                  |                  | MKT AREA 01        |              |
| NEIGHBORHOOD/LOC 1044.00 |                  |                    |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE        | TOT ADJ AREA |
| BAL                      | 117              | 15                 | 18           |
| BAL                      | 164              | 15                 | 25           |
| BAL                      | 177              | 15                 | 27           |
| BAS                      | 1,064            | 100                | 1,064        |
| FEP                      | 184              | 80                 | 147          |
| FOP                      | 69               | 30                 | 21           |
| FSP                      | 431              | 40                 | 172          |
| FST                      | 454              | 55                 | 250          |
| SFB                      | 52               | 80                 | 42           |
| STR                      | 54               | 10                 | 5            |
| TOTALS                   | 3,360            |                    | 2,009        |
|                          |                  |                    | 182,260      |

\*\* This building has 14 Sub-Areas  
3433 1ST AVE, FERNANDINA BEACH

|          |           |
|----------|-----------|
| BLD DATE | LGL DATE  |
| XF DATE  | LAND DATE |
| INC DATE | AG DATE   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20101916   | H/AC        | 5,000  | 11/04/2010 |
| 20090624   | ELEC OTHER  | 1,600  | 05/21/2009 |
| 20090501   | REPAIR/RRF  | 6,855  | 04/23/2009 |
| 20090357   | XFOB        | 40,000 | 03/18/2009 |
| 20090358   | REPAIR/RRF  | 700    | 03/18/2009 |

| SALES DATA  |           |           |       |       |        |            |
|---|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number   | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2207/0034   | 6/26/2018 | WD        | Q     | I     | 02     | 393,500    |
| GRANTOR: CLARK HORACE B III &<br>GRANTEE: MCELHANNON TIMOTHY  |           |           |       |       |        |            |
| 0886/0066   | 6/08/1999 | WD        | Q     | I     |        | 178,000    |
| GRANTOR: BOWEN GLEN A & SHIRLE<br>GRANTEE: CLARK HORACE B III |           |           |       |       |        |            |

| 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 |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0  | 760.00 | SF | 5.20     | 5.20           | 100       | 1980    | 1980        | 3 | 35     | 1,383           |       |
| 2              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0  | 703.00 | SF | 5.20     | 5.20           | 100       | 1999    | 1999        | 3 | 79     | 2,888           |       |
| 3              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 1999    | 1999        | 3 | 84     | 1,680           |       |
| 4              | 1241       | WD DECK G   | 0   | 0   | 5 | 10 | 50.00  | UT | 11.50    | 11.50          | 100       | 2008    | 2008        | 3 | 56     | 322             |       |
| 5              | 1242       | WD DECK A   | 0   | 0   | 6 | 4  | 24.00  | SF | 10.00    | 10.00          | 100       | 2008    | 2008        | 3 | 40     | 96              |       |

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

| BUILDING DIMENSIONS  |  |
|--|--|
| BAL=[YR=2009] W7 STR=[YR=2009] N8 E6 N4 W10 S8 W3 S4 E7\$ W7 N7 W11 FSP=[YR=2009] W25 S24 E2 BAL=[YR=2009] S10 E6 S16 E4 FOP=[YR=2009] E23 BAL=[YR=2009] E3 N2 E6 STR=[YR=2009] E3 S6 E6 N4 W3 N6 W6 S4\$ N4 E6 N5 BAS=[YR=1993] N28 W38 S28 E38\$ W15 S11\$ N3 W23 S3\$ N3 FEP=[YR=2009] E23 N8 W23 S8\$ N23 W10\$ E10 N13 E13 N11\$ S11 E25 N4\$ PTR=E15 UST=[YR=2009] E4 UGR=[YR=2009] E12 UST=[YR=2009] E3 SFB=[YR=2009] E4 FST=[YR=2009] E15 S27 W12 N1 W7 N13 E4 N13\$ S13 W4 N13\$ S13 W3 N13\$ S13 E3 S13 W3 S1 W16 N14 E4 N13\$ S13 W4 N13\$ W15\$. |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |           |        |         |            |                | TOTAL OB/XF |                             |      |         |      |     |    |        |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|-------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| 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                  | 0   |     |          | 100.00 | 100.00 | 100.00      | FF        |     | 1.00      | 1.00   | 0.80    | 4,500.00   | 3,600.00       | 360,000     |                             |      |         |      |     |    |        |  |  |