

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 80 |
| Interior Floo | 11 | CLAY TILE | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| BUD8 Adjustme | 02 | DIST FB | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | 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 |
| BAS | 1,048 | 100 | 1,048 |
| DCK | 160 | 10 | 16 |
| DCK | 138 | 10 | 14 |
| DCK | 200 | 10 | 20 |
| FOP | 16 | 30 | 5 |
| FST | 64 | 55 | 35 |
| FST | 64 | 55 | 35 |
| TOTALS | 1,690 | | 1,173 |
| | | | 98,988 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,173 | 112.9960 | 101.98 | 119,623 | 1977 | 1982 | 0 | 0 | 17.25 | 82.75 |

1 SINGLE FAM - 0% - 0 Heated Area: 1048 HX Base Yr

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 98,988 |
| TOTAL MARKET OB/XF VALUE | | | 3,555 |
| TOTAL LAND VALUE - MARKET | | | 337,500 |
| TOTAL MARKET VALUE | | | 440,043 |
| SOH/AGL Deduction | | | 108,814 |
| ASSESSED VALUE | | | 331,229 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 331,229 |
| TOTAL JUST VALUE | | | 440,043 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 405,421 |

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

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0413/0605 | 2/01/1984 | WD Q | Q | I | | 57,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0242/0540 | 7/01/1977 | WD U | U | I | | 32,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

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

| BUILDING NOTES | |
|--------------------------------|--|
| 3533 1ST AVE, FERNANDINA BEACH | |

| BUILDING DIMENSIONS | |
|---|--|
| FST=[YR=1993] N8 FST=[YR=2006] N8 W8 DCK=[YR=2006] N7 W6 S5 DCK=[YR=2006] W20 S10 DCK=[YR=1993] S8 BAS=[YR=1993] S28 E18 FOP=[YR=1993] E4 N4 W4 S4\$ N4 E4 S4 E16 N28 W38\$ E20 N8 W20\$ E20 N10\$ S18 E6 N16\$ S8 E8\$ W8 S8 E8\$. | |

| 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 49 | 1,715 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 540.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 35 | 983 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 168.00 | SF | 25.50 | 25.50 | 100 | 1988 | 1988 | 3 | 20 | 857 | |
| TOTAL OB/XF 3,555 | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | TOTAL OB/XF 3,555 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | 75.00 | 100.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 337,500 | | | | | | | |