

UNIT 305  
IN OR 1690/1952  
THE TERRACES @ BEACHSIDE CONDO

LEE GILBERT WILSON SR  
670 GROVE PARK CIRCLE  
FERNANDINA BEACH, FL 32034

**2023**

00-00-31-176T-0305-0000

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |                      |
|--------------------------|------------------|------------------|----------------------|
| ELEMENT                  | CD               |                  |                      |
| Floor                    |                  | 3 100            | 1768100              |
| Location                 | INTERIOR         | INTERIOR 100     |                      |
| View                     | LMT ANG OC       | LMT ANG OC 100   | 1 CONDO - 0% - 0     |
| Desirability             | 3RD FLOOR        | 3RD FLOOR 100    |                      |
| Parking                  | OPEN/COVER       | OPEN/COVER 100   |                      |
| Bedrooms                 |                  | 1 100            |                      |
| Bathrooms                |                  | 1 100            |                      |
| Oth Rooms                |                  | 2 100            |                      |
| User Defined             | STORAGE          | STORAGE 100      |                      |
| Quality                  | 03               | Quality Level 03 |                      |
| DOR CODE                 | 0400             | CONDOMINIUM      |                      |
| MAP NUM                  |                  | MKT AREA         | 01                   |
| NEIGHBORHOOD/LOC         |                  | 1010.00          |                      |
| 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 |
|                    |     |           |             |                |                | 2003       | 2003 | 100  | 100  | 0    |        |
| SQFT=522           |     |           |             |                |                | HX Base Yr |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2        |
|---------------------------|--|-------------|----------|
| VALUATION SUMMARY         |  |             |          |
| VALUATION BY              |  |             | STANDARD |
| Tax Group: 2              |  | Tax Dist:   |          |
| BUILDING MARKET VALUE     |  |             | 316,800  |
| TOTAL MARKET OB/XF VALUE  |  |             | 0        |
| TOTAL LAND VALUE - MARKET |  |             | 0        |
| TOTAL MARKET VALUE        |  |             | 316,800  |
| SOH/AGL Deduction         |  |             | 164,534  |
| ASSESSED VALUE            |  |             | 152,266  |
| TOTAL EXEMPTION VALUE     |  |             | 0        |
| BASE TAXABLE VALUE        |  |             | 152,266  |
| TOTAL JUST VALUE          |  |             | 316,800  |
| NCON VALUE                |  |             | 0        |
| INCOME VALUE              |  |             |          |
| PREVIOUS YEAR MKT VALUE   |  |             | 253,000  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20032797   | NEW CONSTR  | 2,000 | 03/27/2003 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1690/1952                      | 7/22/2010  | WD        | U   | I   | 11     | 68,300     |
| GRANTOR: FEDERAL NATIONAL MORT |            |           |     |     |        |            |
| GRANTEE: LEE GILBERT WILSON    |            |           |     |     |        |            |
| 1653/0397                      | 12/04/2009 | QC        | U   | I   | 11     | 100        |
| GRANTOR: NATIONSTAR MORTGAGE L |            |           |     |     |        |            |
| GRANTEE: FEDERAL NATIONAL MT   |            |           |     |     |        |            |

| 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 |
| 32 S FLETCHER AVE, FERNANDINA BEACH |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| BLD DATE                            |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| XF DATE                             |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| INC DATE                            |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| LGL DATE                            |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| LAND DATE                           |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| AG DATE                             |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

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

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

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 0                |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |