

UNIT D  
WALBEN BEACHFRONT COTTAGES  
CONDO OR 1664/27

BIEDA LLC  
3503 HIGHWAY 84  
BLACKSHEAR, GA 31516

**2023**

00-00-31-178W-000D-0000

| BUILDING CHARACTERISTICS    |                  | CONSTRUCTION  |                      |
|-----------------------------|------------------|---------------|----------------------|
| ELEMENT                     | CD               | CONSTRUCTION  |                      |
| Floor                       |                  | 0 100         | 1770000              |
| Recreation                  | POOL             | POOL 100      |                      |
| Location                    | EXTERIOR         | EXTERIOR 100  |                      |
| View                        | OCEAN            | OCEAN 100     |                      |
| Desirability                | TOWNHOUSE        | TOWNHOUSE 100 |                      |
| Balcony                     | CVD DECK         | CVD DECK 100  |                      |
| Parking                     | GARAGE           | GARAGE 100    |                      |
| Bedrooms                    |                  | 3 100         |                      |
| Bathrooms                   |                  | 3 100         |                      |
| Quality 04 Quality Level 04 |                  |               |                      |
| DOR CODE 0400 CONDOMINIUM   |                  |               |                      |
| MAP NUM                     |                  | MKT AREA      | 01                   |
| NEIGHBORHOOD/LOC 1108.00    |                  |               |                      |
| 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 |
|                    |     |           |             |                |                | 2009       | 2009 | 100  | 100  | 0    |        |
| 1 CONDO - 0% - 0   |     |           | SQFT=1592   |                |                | HX Base Yr |      |      |      |      |        |

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 922,000  |
| TOTAL MARKET OB/XF VALUE  |           | 0        |
| TOTAL LAND VALUE - MARKET |           | 0        |
| TOTAL MARKET VALUE        |           | 922,000  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 922,000  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 922,000  |
| TOTAL JUST VALUE          |           | 922,000  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 878,000  |

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

| SALES DATA          |           |           |     |     |        |            |
|---------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number   | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2574/1408           | 6/27/2022 | SW U      |     | I   | 11     | 100        |
| GRANTOR: WALBEN LLC |           |           |     |     |        |            |
| GRANTEE: BIEDA LLC  |           |           |     |     |        |            |

| 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 |  |  |  |  |  |  |
| 280 S FLETCHER AVE, FERNANDINA BEACH |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |

| 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 |
| 1                | 000400   | C   | CONDO                | 0   |     |          | 0.00  | 0.00  | 1.00        | UT        |     | 1.00        | 1.00   | 1.00    | 0.00       | 0.00           | 0          |                             |      |         |      |     |    |        |