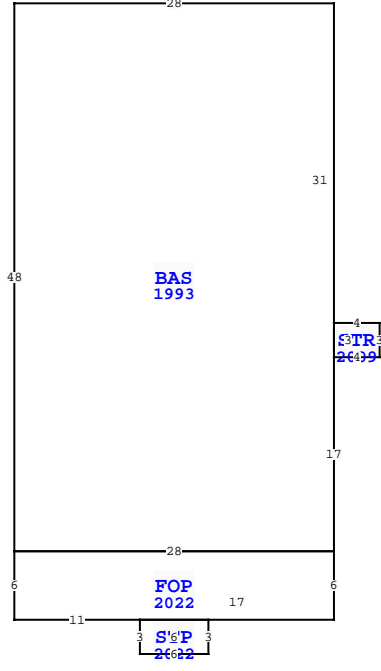


| BUILDING CHARACTERISTICS | | CONSTRUCTION | | |
|--------------------------|------------------|---------------|--------------|----------------------|
| ELEMENT | CD | | | |
| Exterior Wall | 02 | WALL BOARD | 100 | |
| Roof Structur | 03 | GABLE/HIP | 100 | |
| Roof Cover | 12 | MODULAR MT | 100 | |
| Interior Wall | 05 | DRYWALL | 100 | |
| Interior Floo | 13 | LVT/LAMMT | 100 | |
| Air Condition | 03 | CENTRAL | 100 | |
| Heating Type | 04 | AIR DUCTED | 100 | |
| Bedrooms | | 3 | 100 | |
| Bathrooms | | 2 | 100 | |
| Frame | 02 | WOOD FRAME | 100 | |
| Stories | 1. | 1. | 100 | |
| Units | | 0 | 100 | |
| BUD8 Adjustme | 02 | DIST FB | 100 | |
| Quality | 05 | Quality Level | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | | |
| MAP NUM | | MKT AREA | 01 | |
| NEIGHBORHOOD/LOC | | 1001.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,344 | 100 | 1,344 | 285,553 |
| FOP | 168 | 30 | 50 | 10,623 |
| STP | 18 | 10 | 2 | 425 |
| STR | 12 | 10 | 1 | 213 |
| TOTALS | 1,542 | | 1,397 | 296,813 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-----|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
| 0900 | 11 | 1,397 | 130.1248 | 154.52 | 215,864 | 1989 | 2020 | 0 | 103 | 7.5 | 2.50 | 137.50 |
| 1 SNGL FAM - 100% - 2023 Heated Area: 1344 HX Base Yr 2023 | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 296,813 |
| TOTAL MARKET OB/XF VALUE | | | 0 |
| TOTAL LAND VALUE - MARKET | | | 200,000 |
| TOTAL MARKET VALUE | | | 496,813 |
| SOH/AGL Deduction | | | 81,650 |
| ASSESSED VALUE | | | 415,163 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 365,163 |
| TOTAL JUST VALUE | | | 496,813 |
| NCON VALUE | | | 9,284 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 288,501 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|---------------|-------|------------|
| 20132093 | MTL ROOF | 7,200 | 09/06/2013 |
| 20091254 | WATER SERVICE | 900 | 09/17/2009 |
| 4280 | NEW CONSTR | 0 | 05/01/1987 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2569/0369 | 6/09/2022 | WD | Q | I | 01 | 605,000 |
| GRANTOR: VERRIER TRACEY HINES | | | | | | |
| GRANTEE: WELLS WANDA H | | | | | | |
| 2437/0493 | 2/25/2021 | WD | Q | I | 01 | 318,000 |
| GRANTOR: NORRIS RUSSELL & MARY | | | | | | |
| GRANTEE: VERRIER TRACEY HINE | | | | | | |

| 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 |
| 526 S 5TH ST, FERNANDINA BEACH | | | | | | | | | | | | | | | | |
| TOTALS 0 | | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=1993] W28 S48 FOP=[YR=2022] S6 E11 STP=[YR=2022] S3 E6 N3 W6\$ E17 N6 W28\$ E28 N17 STR=[YR=2009] E4 N3 W4 S3\$ N31\$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000100 | C | SFR | 100 | 0006 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 200,000 | | | | | | | |