



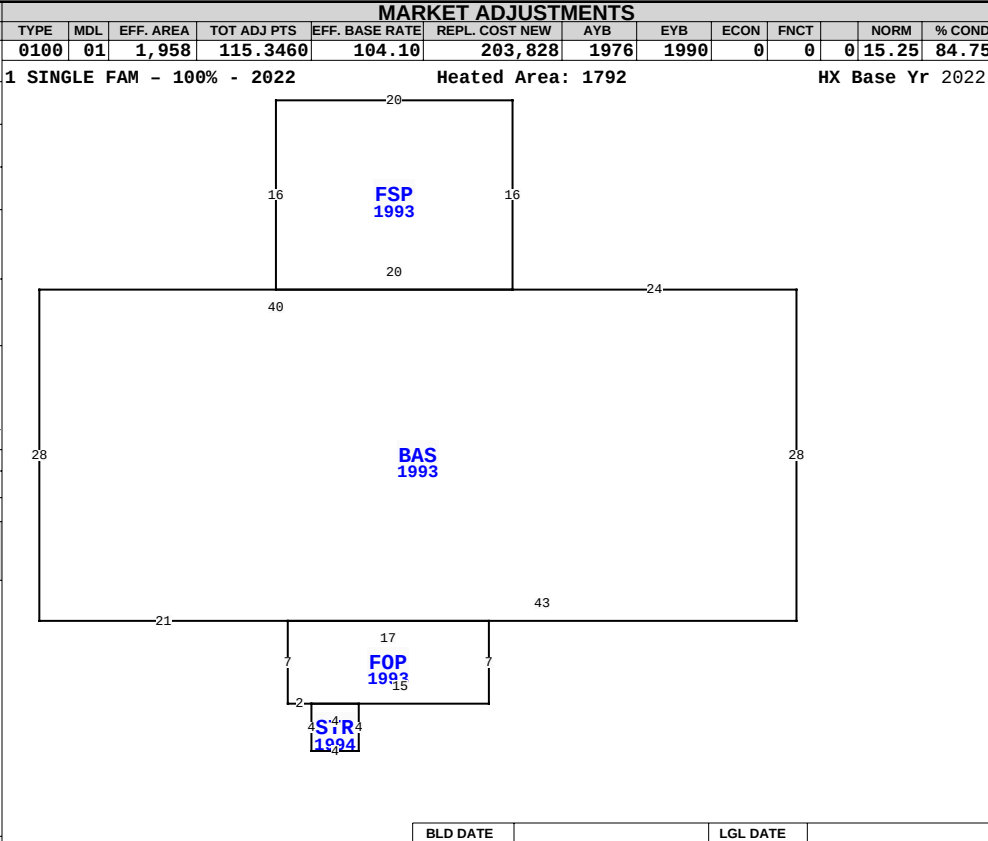
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| 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    |
| Occupancy                | 00 | NONE 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       | 1,792            | 100         | 1,792        | 158,099              |
| FOP       | 119              | 30          | 36           | 3,176                |
| FSP       | 320              | 40          | 128          | 11,293               |
| STR       | 16               | 10          | 2            | 176                  |
| TOTALS    | 2,247            |             | 1,958        | 172,744              |

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 56 | 22 | 1,232.00 | SF | 6.50     | 6.50           | 100       | 1976    |
| 2              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1976    |
| 3              | 0940       | SHEDS/PORT  | 0 100   | 72 | 8  | 96.00    | SF | 30.00    | 30.00          | 100       | 1980    |
| 4              | 0810       | CONCRETE A  | 0 100   | 22 | 4  | 88.00    | SF | 6.50     | 6.50           | 100       | 1976    |
| 5              | 0510       | GARAGE WD-  | 0 100   | 30 | 30 | 900.00   | SF | 35.00    | 35.00          | 100       | 1987    |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-2      | 100.00 | 200.00 | 100.00      | FF        | 1.00 |



|                                |  |  |           |  |  |          |  |  |         |  |  |
|--------------------------------|--|--|-----------|--|--|----------|--|--|---------|--|--|
| 617 S 6TH ST, FERNANDINA BEACH |  |  |           |  |  |          |  |  |         |  |  |
| BLD DATE                       |  |  | LGL DATE  |  |  | INC DATE |  |  | AG DATE |  |  |
| XF DATE                        |  |  | LAND DATE |  |  |          |  |  |         |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 10,678      |  |  |  |  |  |  |  |  |  |  |  |
|             |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |               |
|---------------------------|--|--------------|---------------|
| VALUATION SUMMARY         |  |              | PAGE 1 of 1 2 |
| VALUATION BY              |  | STANDARD     |               |
| Tax Group: 2              |  | Tax Dist:    |               |
| BUILDING MARKET VALUE     |  | 172,744      |               |
| TOTAL MARKET OB/XF VALUE  |  | 10,678       |               |
| TOTAL LAND VALUE - MARKET |  | 350,000      |               |
| TOTAL MARKET VALUE        |  | 533,422      |               |
| SOH/AGL Deduction         |  | 41,603       |               |
| ASSESSED VALUE            |  | 491,819      |               |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |               |
| BASE TAXABLE VALUE        |  | 441,819      |               |
| TOTAL JUST VALUE          |  | 533,422      |               |
| NCON VALUE                |  | 0            |               |
| INCOME VALUE              |  |              |               |
| PREVIOUS YEAR MKT VALUE   |  | 477,494      |               |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| BP4055     | N/A         | 5,000 | 12/30/1986 |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2461/0501                      | 4/29/2021  | WD        | Q   | I   | 01     | 573,000    |  |
| GRANTOR: ADAMS JAMES GARY & SA |            |           |     |     |        |            |  |
| GRANTEE: FLOOD JOHN JEREMY &   |            |           |     |     |        |            |  |
| 0554/0141                      | 10/07/1988 | WD        | U   | V   | 07     | 100        |  |
| GRANTOR: FREEMAN JOHN B        |            |           |     |     |        |            |  |
| GRANTEE: ADAMS JAMES GARY      |            |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W24 FSP=[YR=1993] N16 W20 S16 E20\$ W40 S28 E21 FOP=[YR=1993] S7 E2 STR=[YR=1994] S4E4N4W4\$ E15 N7 W17\$ E43 N28\$. |  |  |  |  |  |  |  |  |  |  |  |