



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 2  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1009.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,085            | 100         | 1,085        | 198,611              |
| FGR       | 275              | 55          | 151          | 27,641               |
| FOP       | 20               | 30          | 6            | 1,098                |
| FOP       | 70               | 30          | 21           | 3,844                |
| FOP       | 155              | 30          | 46           | 8,421                |
| FSP       | 70               | 40          | 28           | 5,126                |
| FST       | 66               | 55          | 36           | 6,590                |
| TOTALS    | 1,741            |             | 1,373        | 251,331              |

| 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   | 0 | 0 | 542.00 | SF | 6.50  | 6.50           | 100       | 2018    |

| 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 |     | R-2      | 51.00 | 86.00 | 51.00       | FF        | 1.00 |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 11  | 1,373     | 156.4992    | 185.84         | 255,158        | 2018 | 2018 | 0    | 0    | 1.50 | 98.50  |
| 1 SNGL FAM - 100% - 2019 Heated Area: 1085 HX Base Yr 2019 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |

|                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 1314 BEECH ST, FERNANDINA BEACH                                                                                        |  |  |  |  |  |  |  |  |  |  |  |
| <div>BLD DATE</div> <div>XF DATE</div> <div>INC DATE</div> <div>LGL DATE</div> <div>LAND DATE</div> <div>AG DATE</div> |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 2              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 251,331     |  |
| TOTAL MARKET OB/XF VALUE  |  | 3,453       |  |
| TOTAL LAND VALUE - MARKET |  | 102,000     |  |
| TOTAL MARKET VALUE        |  | 356,784     |  |
| SOH/AGL Deduction         |  | 119,932     |  |
| ASSESSED VALUE            |  | 236,852     |  |
| TOTAL EXEMPTION VALUE     |  | 50,000      |  |
| BASE TAXABLE VALUE        |  | 186,852     |  |
| TOTAL JUST VALUE          |  | 356,784     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 313,019     |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20172870   | NEW CONSTR  | 145,154 | 09/21/2017 |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 2203/1640                      | 5/25/2018 | WD        | Q   | I   | 01         |
| GRANTOR: SASSER JOHN E         |           |           |     |     | SALE PRICE |
| GRANTEE: O'BRIEN-HUDECKI VIRG  |           |           |     |     | 260,000    |
| GRANTOR: THOMAS CARL J & LORAI |           |           |     |     |            |
| GRANTEE: SASSER JOHN E         |           |           |     |     |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FST=[YR=2018] W6 FGR=[YR=2018] W25 S11 FOP=[YR=2018] S5<br>BAS=[YR=2018] S35 FOP=[YR=2018] S5 E31 N5 W31\$ E31 N35<br>FOP=[YR=2018] N5 W14 FSP=[YR=2018] W14 S5 E14 N5\$ S5 E14\$<br>W31\$ E4 N5 W4\$ E25 N11\$ S11 E6 N11\$. |  |  |  |  |  |  |  |  |  |  |  |