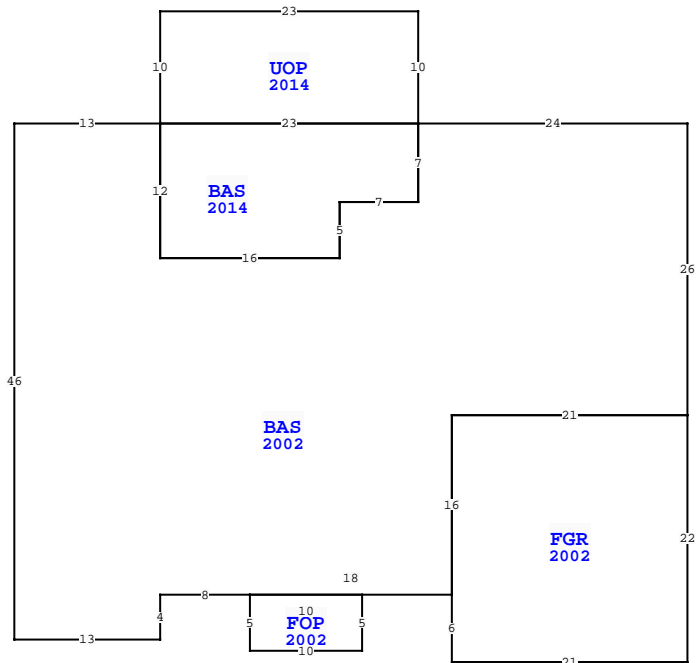


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 70 |
| Interior Floo | 14 | CARPET | 30 |
| 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 |
| Quality | 04 | Quality Level 04 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3021.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,995 | 100 | 1,995 |
| BAS | 241 | 100 | 241 |
| FGR | 462 | 55 | 254 |
| FOP | 50 | 30 | 15 |
| UOP | 230 | 20 | 46 |
| TOTALS | 2,978 | | 2,551 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-------------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR | CUST - 100% | - 2015 | | | | | | | | |
| Heated Area: 2236 | | | | | | HX Base Yr 2015 | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|-------------|--|
| VALUATION SUMMARY | | PAGE 1 of 1 | |
| VALUATION BY | STANDARD | | |
| Tax Group: 8 | Tax Dist: | | |
| BUILDING MARKET VALUE | 481,335 | | |
| TOTAL MARKET OB/XF VALUE | 6,561 | | |
| TOTAL LAND VALUE - MARKET | 175,000 | | |
| TOTAL MARKET VALUE | 662,896 | | |
| SOH/AGL Deduction | 272,040 | | |
| ASSESSED VALUE | 390,856 | | |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | 340,856 | | |
| TOTAL JUST VALUE | 662,896 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 535,034 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|----------------|---------|------------|
| B1429427 | CLOSE FOP | 27,000 | 10/01/2014 |
| B1225900 | REP CAB/SHOWER | 6,500 | 04/01/2012 |
| B0108693 | NEW CONSTR | 192,392 | 08/01/2001 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1972/0166 | 4/02/2015 | QC | U | I | 11 | 100 |
| GRANTOR: HASTEY JOEL A & CAROL | | | | | | |
| GRANTEE: HASTEY STEPHEN TODD | | | | | | |
| 1782/1948 | 3/05/2012 | WD | Q | I | 02 | 325,000 |
| GRANTOR: GOLDSTEIN L STEVEN & | | | | | | |
| GRANTEE: HASTEY JOEL A & CAR | | | | | | |

| 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 |
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 87 | 3,045 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 660.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 83 | 2,849 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 92.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 83 | 496 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 18.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 95 | 171 | |

95186 WOODBERRY LN, FERNANDINA BEACH

| | |
|----------|-----------|
| BLD DATE | LGL DATE |
| XF DATE | LAND DATE |
| INC DATE | AG DATE |

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

| BUILDING DIMENSIONS | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2002] W24 UOP=[YR=2014] N10 W23 S10 E23\$ | | | | | | | | | |
| BAS=[YR=2014] W23 S12 E16 N5 E7 N7\$ S7 W7 S5 W16 N12W13 S46 | | | | | | | | | |
| E13 N4 E8 FOP=[YR=2002] S5 E10 N5 W10\$ E18 FGR=[YR=2002] S6 | | | | | | | | | |
| E21N22 W21 S16\$ N16 E21 N26\$. | | | | | | | | | |

| 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 | DPH 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 175,000.00 | 175,000.00 | 175,000 | | | | | | | |