



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 70   |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 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          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4044.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,910            | 100         | 1,910        | 214,520              |
| FGR       | 380              | 55          | 209          | 23,474               |
| FOP       | 35               | 30          | 10           | 1,123                |
| FOP       | 140              | 30          | 42           | 4,717                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,465 |  | 2,171 | 243,834 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |    |        |    |       |                |
|----------------|------------|-------------|---------|---|----|--------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 0  | 577.00 | SF | 6.50  | 6.50           |
| 2              | 0855       | CONC PAVER  | 0       | 0 | 22 | 66.00  | SF | 10.00 | 10.00          |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                             | 01  | 2,171     | 102.9686    | 122.28         | 265,470        | 2005 | 2005 | 0    | 0    |
| 1 SNGL FAM - 0% - 0 Heated Area: 1910 HX Base Yr |     |           |             |                |                |      |      |      |      |
|                                                  |     |           |             |                |                |      |      |      |      |

|                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| 96143 PIEDMONT DR, FERNANDINA BEACH                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
| <div> <div>BLD DATE</div> <div>03/03/2023</div> <div>NW</div> <div>LGL DATE</div> </div> <div> <div>XF DATE</div> <div></div> <div></div> <div>LAND DATE</div> </div> <div> <div>INC DATE</div> <div></div> <div></div> <div>AG DATE</div> </div> |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 243,834   |  |             |
| TOTAL MARKET OB/XF VALUE  | 3,844     |  |             |
| TOTAL LAND VALUE - MARKET | 65,000    |  |             |
| TOTAL MARKET VALUE        | 312,678   |  |             |
| SOH/AGL Deduction         | 73,880    |  |             |
| ASSESSED VALUE            | 238,798   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 238,798   |  |             |
| TOTAL JUST VALUE          | 312,678   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 252,478   |  |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M09372     | MH MOVE-ON  | 0       | 03/01/2005 |
| B14571     | NEW CONSTR  | 138,380 | 02/01/2005 |
| E14450     | ELEC OTHER  | 2,000   | 02/01/2005 |
| P09003     | OTHER       | 0       | 02/01/2005 |
| R07239     | REPAIR/RRF  | 3,500   | 02/01/2005 |
| B0514453   | FOUNDATION  | 3,500   | 02/01/2005 |

| SALES DATA                   |           |           |     |     |        |
|------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2350/1386                    | 3/26/2020 | SW U      | I   | I   | 30     |
| GRANTOR: MUPR 3 ASSETS LLC   |           |           |     |     |        |
| GRANTEE: CPI/AMHERST SFR PRO |           |           |     |     |        |
| 2307/0844                    | 9/23/2019 | WD Q      | I   | I   | 01     |
| GRANTOR: RODRIGUEZ GISELA    |           |           |     |     |        |
| GRANTEE: MUPR 3 ASSETS LLC   |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W11 FOP=[YR=2005] W20 S7 E20 N7\$ S7 W20 N7 U4 L3 W7 L3 D4 S40 FGR=[YR=2005] S20 E19 N20 W19\$ E19 S10 E9 FOP=[YR=2005] S5 E7 N5 W7\$ E16 N50\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 0   | 0003 |          | 0.00  | 0.00  | 1.00        |