

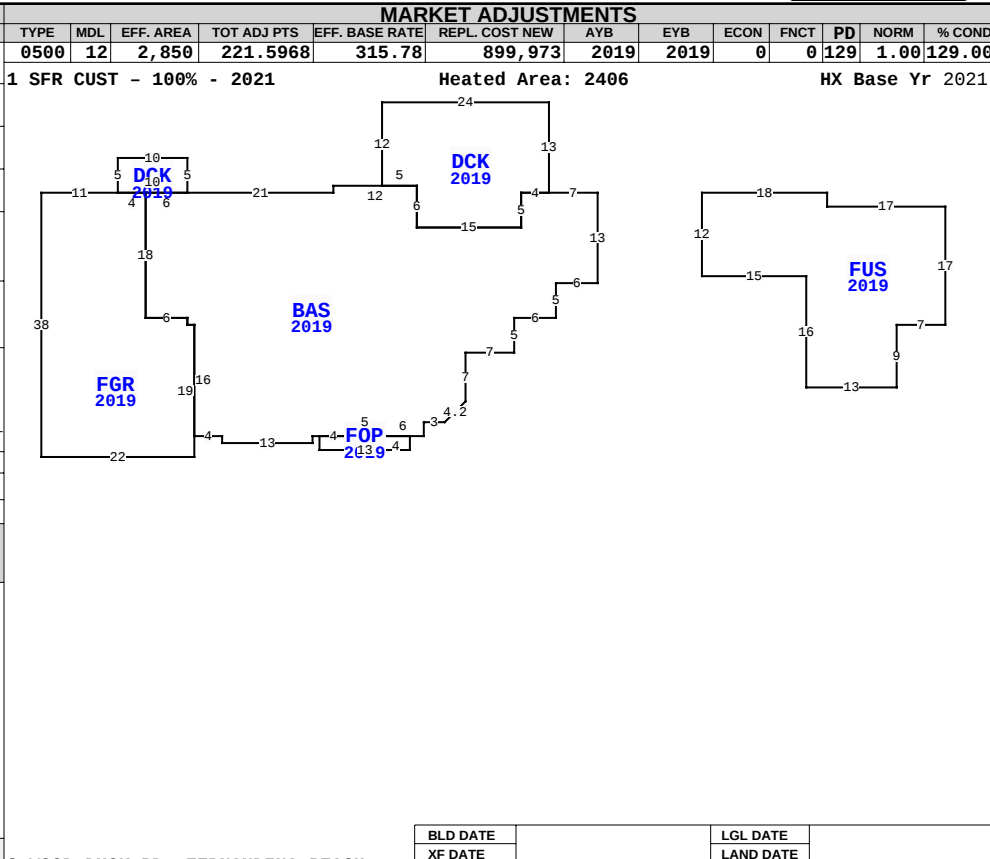


| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 100  |
| Roof Structur            | 04  | WOOD TRUSS 100 |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 13  | LVT/LAMMT 80   |
| Interior Floo            | 14  | CARPET 20      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 3.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.  | 1. 100         |
| Units                    | 0   | 100            |

|                  |          |                  |
|------------------|----------|------------------|
| Quality          | 06       | Quality Level 06 |
| DOR CODE         | 0100     | SINGLE FAMILY    |
| MAP NUM          |          | MKT AREA         |
|                  |          | 10               |
| NEIGHBORHOOD/LOC | 10001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,763            | 100         | 1,763        | 718,169              |
| DCK       | 50               | 10          | 5            | 2,037                |
| DCK       | 382              | 10          | 38           | 15,480               |
| FGR       | 709              | 55          | 390          | 158,869              |
| FOP       | 36               | 30          | 11           | 4,481                |
| FUS       | 643              | 100         | 643          | 261,931              |

|                |            |             |         |           |
|----------------|------------|-------------|---------|-----------|
| TOTALS         | 3,583      |             | 2,850   | 1,160,965 |
| EXTRA FEATURES |            |             |         |           |
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W       |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 0       |
| 2              | 0855       | CONC PAVER  | 0 100   | 8 6       |



8 WOOD DUCK RD, FERNANDINA BEACH

|          |  |
|----------|--|
| BLD DATE |  |
| XF DATE  |  |
| INC DATE |  |

|           |  |
|-----------|--|
| LGL DATE  |  |
| LAND DATE |  |
| AG DATE   |  |

| 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   | 0855       | CONC PAVER  | 0 100   | 0 0 | 956.00 | SF | 10.00 | 10.00          | 100       | 2019    | 2019        | 3 | 99     | 9,464           |       |
| 2   | 0855       | CONC PAVER  | 0 100   | 8 6 | 48.00  | SF | 10.00 | 10.00          | 100       | 2019    | 2019        | 3 | 99     | 475             |       |

| 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 |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-1     | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 450,000.00 | 450,000.00     | 450,000    |                             |      |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 5 |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 1,160,965    |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 450,000      |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 1,620,964    |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 548,261      |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 1,072,643    |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000       |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 1,022,643    |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 1,620,964    |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 1,314,218    |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 19008477   | CO ISSUED   | 0       | 08/08/2019 |
| B1812497   | NEW CONSTR  | 560,000 | 12/27/2018 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2412/1251                      | 12/01/2020 | WD           | Q      | I      | 01        | 1,260,000     |  |
| GRANTOR: DICKINSON MICHAEL B & |            |              |        |        |           |               |  |
| GRANTEE: BARRINEAU DENNIS M    |            |              |        |        |           |               |  |
| 2225/0326                      | 9/20/2018  | WD           | Q      | V      | 01        | 240,000       |  |
| GRANTOR: STEARNS FRANKLYN C &  |            |              |        |        |           |               |  |
| GRANTEE: DICKINSON MICHAEL B   |            |              |        |        |           |               |  |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2019] W7 DCK=[YR=2019] N13 W24 S12 E5 S6 E15 N5 E4\$ W4 S5 W15 N6 W12 S1 W21 DCK=[YR=2019] N5 W10 S5 FGR=[YR=2019] W11 S38 E22 N19 W1N1 W6 N18 W4\$ E10\$ W6 S18 E6 S1 E1 S16 E4 S1 E13 N1 E1 FOP=[YR=2019] S2 E13 N2 W4 N2 W5 S2 W4\$ E4 N2 E5 S2 E6 N2 E3 U3 R3 N7 E7 N5 E6 N5 E6 N13\$ PTR= E15 FUS=[YR=2019] E18 S2 E17 S17 W7 S9 W13 N16 W15 N12\$ W15\$. |  |  |  |  |  |  |  |  |  |