

LOTS 71 & 72  
IN OR 1565/348 CASE #07-CP-103  
BEACHWOOD VILLAGE UNIT 1

KULLMAN BRUCE/WEAVER KAREN L ET AL  
1359 SW 25TH LANE  
PALM CITY, FL 34990

2023

01-6N-29-0201-0071-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 08 IRREGULAR 100  |
| Roof Cover               | 06 ASB SHINGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 50      |
| Interior Floo            | 15 HARDTILE 50    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 2 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 100            |
| Units                    | 0 100             |
| BUD8 Adjustme            | 05 DIST 1A 100    |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 04 Quality Level 04 |
| DOR CODE | 0100 SINGLE FAMILY  |

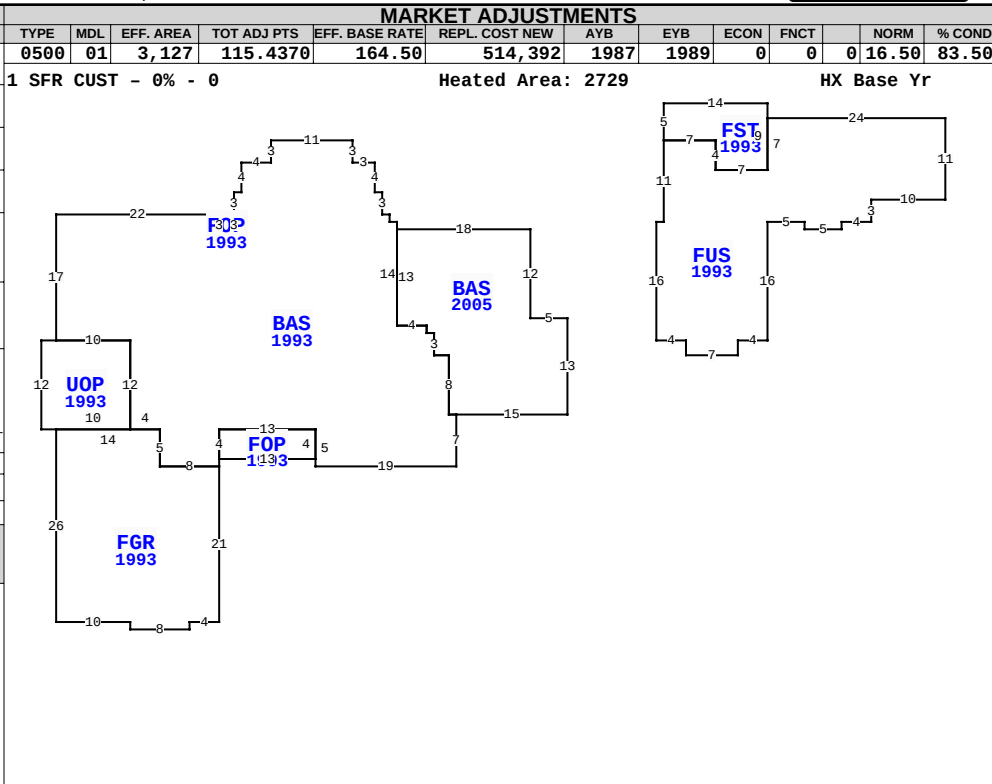
|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 10 |
|---------|----------|----|

|                  |          |
|------------------|----------|
| NEIGHBORHOOD/LOC | 10001.00 |
|------------------|----------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,598            | 100         | 1,598        | 219,497              |
| BAS       | 440              | 100         | 440          | 60,437               |
| FGR       | 540              | 55          | 297          | 40,796               |
| FOP       | 6                | 30          | 2            | 275                  |
| FOP       | 52               | 30          | 16           | 2,198                |
| FST       | 98               | 55          | 54           | 7,417                |
| FUS       | 691              | 100         | 691          | 94,914               |
| UOP       | 144              | 20          | 29           | 3,984                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,569 | 3,127 | 429,517 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |
| 1              | 0504       |
| 2              | 0812       |
| 4              | 0835       |
| 6              | 1126       |
| 7              | 0463       |
| 8              | 0810       |
| 9              | 0810       |
| 10             | 0810       |
| 11             | 0855       |
| 12             | 1126       |



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

| 18 LAUREL OAK, FERNANDINA BEACH |            |
|---------------------------------|------------|
| L N                             | OB/XF CODE |
| 1                               | 0504       |
| 2                               | 0812       |
| 4                               | 0835       |
| 6                               | 1126       |
| 7                               | 0463       |
| 8                               | 0810       |
| 9                               | 0810       |
| 10                              | 0810       |
| 11                              | 0855       |
| 12                              | 1126       |

| NASSAU COUNTY PROPERTY    |           |
|---------------------------|-----------|
| PAGE 1 of 2               |           |
| VALUATION SUMMARY         |           |
| VALUATION BY              | STANDARD  |
| Tax Group: 5              | Tax Dist: |
| BUILDING MARKET VALUE     | 429,517   |
| TOTAL MARKET OB/XF VALUE  | 11,411    |
| TOTAL LAND VALUE - MARKET | 700,000   |
| TOTAL MARKET VALUE        | 1,140,928 |
| SOH/AGL Deduction         | 370,447   |
| ASSESSED VALUE            | 770,481   |
| TOTAL EXEMPTION VALUE     | 0         |
| BASE TAXABLE VALUE        | 770,481   |
| TOTAL JUST VALUE          | 1,140,928 |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 987,309   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M0509791   | H/AC        | 0       | 05/01/2005 |
| R07465     | REPAIR/RRF  | 5,000   | 04/01/2005 |
| BP3928     | N/A         | 112,000 | 03/06/1987 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1037/1701                      | 2/15/2002 | TD           | U      | I      | 06        | 100           |
| GRANTOR: HEIKKENEN KULLMAN JAC |           |              |        |        |           |               |
| GRANTEE: HEIKKENEN JACQUELYN   |           |              |        |        |           |               |
| 0882/1813                      | 5/13/1999 | WD           | U      | I      | 07        | 100           |
| GRANTOR: KULLMAN JACQUELYN     |           |              |        |        |           |               |
| GRANTEE: KULLMAN JACQUELYN T   |           |              |        |        |           |               |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| BAS=[YR=1993] W1 N1 W1 N3 W1 N4 W3 N3 W11 S3 W4 S4 W1 S3<br>FOP=[YR=1993] W2 S3 E2 N3\$ S3 W2 N3 W22 S17 UOP=[YR=1993] W2<br>S12 E2 FGR=[YR=1993] S26 E10 S1 E8 N1 E4 N21 W8 N5 W14\$ E10<br>N12 W10\$ E10 S12 E4 S5 E8 N1 FOP=[YR=1993] E13 N4 W13 S4\$ N4<br>E13 S5 E19 N7 BAS=[YR=2005] E15 N13 W5 N12 W18 S13 E4 S1 E1<br>S3 E2 S8 E1\$ W1 N8W2 N3 W1 N1 W4 N14 \$ PTR= E35 FUS=[YR=1993]<br>E1 N11 FST=[YR=1993] N5 E14 S9 W7 N4 W7 \$ E7 S4 E7 N7 E24 S11<br>W10 S3 W4 S1 W5 N1 W5 S16 W4 S2 W7 N2 W4 N16\$ W35 \$ . |  |

| LAND DESCRIPTION |          |            |                      |        |     |                   |       |                           |             | TOTAL OB/XF |     |           |        |         |            |                 |            |                             |      | 11,362          |      |     |    |                           |  |  |  |  |  |
|------------------|----------|------------|----------------------|--------|-----|-------------------|-------|---------------------------|-------------|-------------|-----|-----------|--------|---------|------------|-----------------|------------|-----------------------------|------|-----------------|------|-----|----|---------------------------|--|--|--|--|--|
| 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                  | 0      |     | RS-1              | 0.00  | 0.00                      | 1.00        | LT          |     | 1.00      | 1.00   | 1.00    | 350,000.00 | 350,000.00      | 350,000    |                             |      |                 |      |     |    |                           |  |  |  |  |  |
| 2                | 000100   | C          | SFR                  | 0      |     | RS-1              | 0.00  | 0.00                      | 1.00        | LT          |     | 1.00      | 1.00   | 1.00    | 350,000.00 | 350,000.00      | 350,000    |                             |      |                 |      |     |    |                           |  |  |  |  |  |
|                  |          |            |                      |        |     |                   |       |                           |             |             |     |           |        |         |            |                 |            |                             |      |                 |      |     |    |                           |  |  |  |  |  |
|                  |          |            |                      |        |     |                   |       |                           |             |             |     |           |        |         |            |                 |            |                             |      |                 |      |     |    |                           |  |  |  |  |  |
|                  |          |            |                      |        |     |                   |       |                           |             |             |     |           |        |         |            |                 |            |                             |      |                 |      |     |    |                           |  |  |  |  |  |
|                  |          |            |                      |        |     |                   |       |                           |             |             |     |           |        |         |            |                 |            |                             |      |                 |      |     |    |                           |  |  |  |  |  |
|                  |          |            |                      |        |     |                   |       |                           |             |             |     |           |        |         |            |                 |            |                             |      |                 |      |     |    |                           |  |  |  |  |  |
|                  |          |            |                      |        |     |                   |       |                           |             |             |     |           |        |         |            |                 |            |                             |      |                 |      |     |    |                           |  |  |  |  |  |
| REVIEW DATE      |          | 04/12/2018 |                      | BY DJX |     | Total Acres: 0.00 |       | Total Land Value: 700,000 |             |             |     | Market: 0 |        |         |            | Agricultural: 0 |            |                             |      | Common: 700,000 |      |     |    | PRINTED 08/02/2023 BY SYS |  |  |  |  |  |

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