

LOT 150  
BEACHWOOD VILLAGE UNIT 2  
PB 4/35 & 36

GRAHAM FAMILY REVOCABLE TRUST/GRAHAM WILLIAM D TRU  
1 WILD GRAPE DR  
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0202-0150-0000



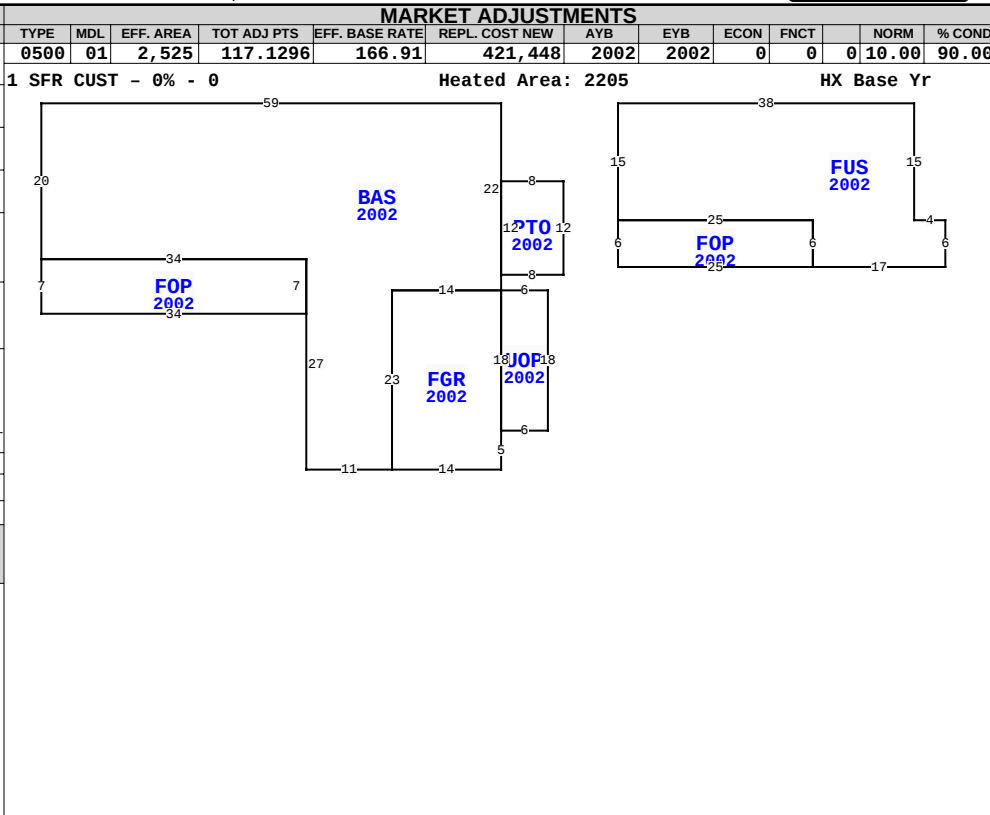
| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 100 |
| Roof Structur            | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 14  | CARPET 60      |
| Interior Floo            | 11  | CLAY TILE 40   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 3 100          |
| Bathrooms                |     | 2.5 100        |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    |     | 0 100          |
| 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       | 1,533            | 100         | 1,533        | 230,286              |
| FGR       | 322              | 55          | 177          | 26,589               |
| FOP       | 150              | 30          | 45           | 6,760                |
| FOP       | 238              | 30          | 71           | 10,666               |
| FUS       | 672              | 100         | 672          | 100,948              |
| PTO       | 96               | 5           | 5            | 752                  |
| UOP       | 108              | 20          | 22           | 3,305                |
| TOTALS    | 3,119            |             | 2,525        | 379,303              |

| EXTRA FEATURES |            |             |     |     |   |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0  | 1.00   | UT | 2,000.00 | 2,000.00       |       |
| 2              | 0858       | SCULP CONC  | 0   | 0   | 0 | 0  | 474.00 | SF | 13.00    | 13.00          |       |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0  | 489.00 | SF | 6.50     | 6.50           |       |
| 4              | 1126       | CB/STC 8"   | 0   | 0   | 0 | 0  | 292.00 | SF | 8.00     | 8.00           |       |
| 5              | 1075       | TRELLIS G   | 0   | 0   | 8 | 9  | 72.00  | SF | 35.00    | 35.00          |       |
| 6              | 0911       | SCRN RM A   | 0   | 0   | 8 | 12 | 96.00  | SF | 17.50    | 17.50          |       |

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



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

1 WILD GRAPE, FERNANDINA BEACH

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 5              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 379,303   |  |             |
| TOTAL MARKET OB/XF VALUE  | 13,347    |  |             |
| TOTAL LAND VALUE - MARKET | 350,000   |  |             |
| TOTAL MARKET VALUE        | 742,650   |  |             |
| SOH/AGL Deduction         | 216,208   |  |             |
| ASSESSED VALUE            | 526,442   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 526,442   |  |             |
| TOTAL JUST VALUE          | 742,650   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 615,503   |  |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0108628   | NEW CONSTR  | 200,000 | 08/01/2001 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2480/1742                      | 7/20/2021 | SW        | U   | I   | 11     |
| GRANTOR: GRAHAM WILLIAM D & TH |           |           |     |     |        |
| GRANTEE: GRAHAM FAMILY REVOC   |           |           |     |     |        |
| 2480/1740                      | 7/20/2021 | SW        | U   | I   | 11     |
| GRANTOR: GRAHAM FAMILY REVOCAB |           |           |     |     |        |
| GRANTEE: GRAHAM WILLIAM D &    |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2002] W59 S20 FOP=[YR=2002] S7 E34 N7 W34 \$ E34 S27 E11 FGR=[YR=2002] E14 N5 UOP=[YR=2002] E6 N18 W6 S18 \$ N18 W14 S23 \$ N23 E14 N2 PTO=[YR=2002] E8 N12 W8 S12 \$ N22 \$ PTR= E15 FUS=[YR=2002] E38 S15 E4 S6 W17 FOP=[YR=2002] W25 N6 E25 S6 \$ N6 W25 N15 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |