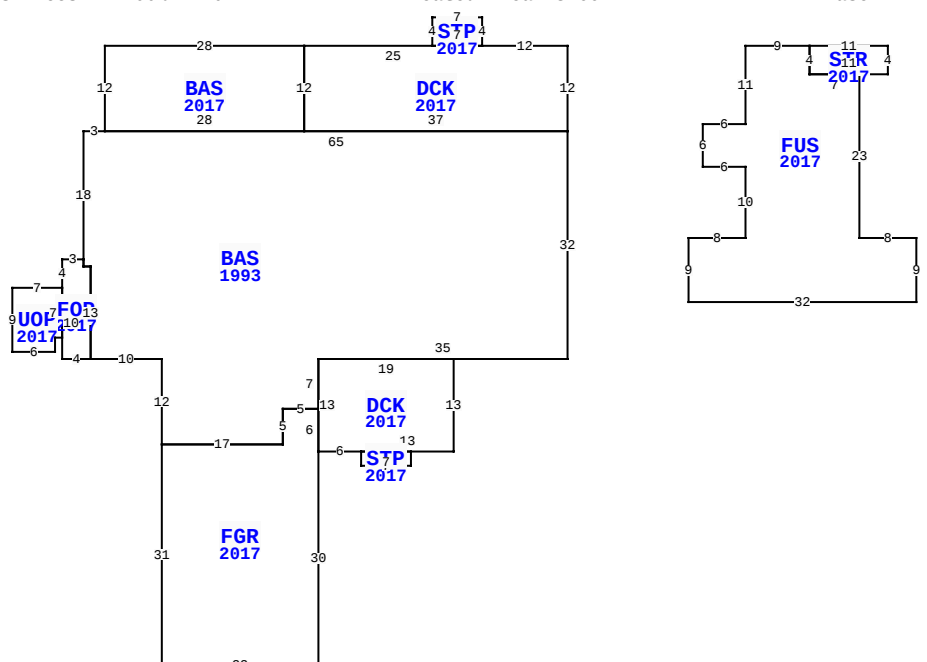


**WALTER HUGH M & NANCY J**  
17 MARSH CREEK ROAD  
FERNANDINA BEACH, FL 32034

**01-6N-29-1300-0089-0000**

| BUILDING CHARACTERISTICS |                  |             |                      |                      |                                                                                    |          |           |             |                | MARKET ADJUSTMENTS |         |             |        |         |                           |                |                   |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|----------------------|----------------------|------------------------------------------------------------------------------------|----------|-----------|-------------|----------------|--------------------|---------|-------------|--------|---------|---------------------------|----------------|-------------------|-----------------------------|------|------------------------|------|-----|----|--------|-----------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION         |                      | TYPE                                                                               | MDL      | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW     | AYB     | EYB         | ECON   | FNCT    | NORM                      | % COND         | VALUATION SUMMARY |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 10          | ABOVE AVG 100        |                      | 0500                                                                               | 11       | 3,960     | 145.4274    | 207.23         | 820,631            | 1975    | 2015        |        | 0       | 0                         | 3.00           | 97.00             | VALUATION BY                |      | STANDARD               |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| Roof Structure           |                  | 08          | IRREGULAR 100        |                      | 1 SFR CUST - 100% - 2021                                                           |          |           |             |                |                    |         |             |        |         | Heated Area: 3466         |                |                   |                             |      |                        |      |     |    |        | HX Base Yr 2021 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |                      |  |          |           |             |                |                    |         |             |        |         | BUILDING MARKET VALUE     |                |                   |                             |      |                        |      |     |    |        | 796,012         |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |                      |                                                                                    |          |           |             |                |                    |         |             |        |         | TOTAL MARKET OB/XF VALUE  |                |                   |                             |      |                        |      |     |    |        | 97,996          |  |  |  |  |  |  |  |  |  |
| Interior Floor           |                  | 12          | HARDWOOD 80          |                      |                                                                                    |          |           |             |                |                    |         |             |        |         | TOTAL LAND VALUE - MARKET |                |                   |                             |      |                        |      |     |    |        | 450,000         |  |  |  |  |  |  |  |  |  |
| Interior Floor           |                  | 11          | CLAY TILE 20         |                      |                                                                                    |          |           |             |                |                    |         |             |        |         | TOTAL MARKET VALUE        |                |                   |                             |      |                        |      |     |    |        | 1,344,008       |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |                      |                                                                                    |          |           |             |                |                    |         |             |        |         | SOH/AGL Deduction         |                |                   |                             |      |                        |      |     |    |        | 700,593         |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      |                                                                                    |          |           |             |                |                    |         |             |        |         | ASSESSED VALUE            |                |                   |                             |      |                        |      |     |    |        | 643,415         |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 3 100                |                      |                                                                                    |          |           |             |                |                    |         |             |        |         | TOTAL EXEMPTION VALUE     |                |                   |                             |      |                        |      |     |    |        | HX HB 50,000    |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 3 100                |                      |                                                                                    |          |           |             |                |                    |         |             |        |         | BASE TAXABLE VALUE        |                |                   |                             |      |                        |      |     |    |        | 593,415         |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      |                                                                                    |          |           |             |                |                    |         |             |        |         | TOTAL JUST VALUE          |                |                   |                             |      |                        |      |     |    |        | 1,344,008       |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.5         | 1.5 100              |                      |                                                                                    |          |           |             |                |                    |         |             |        |         | NCON VALUE                |                |                   |                             |      |                        |      |     |    |        | 69,500          |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100                |                      | INCOME VALUE                                                                       |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            |                  | 05          | DIST 1A 100          |                      | PREVIOUS YEAR MKT VALUE                                                            |          |           |             |                |                    |         |             |        |         | 1,009,590                 |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| 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                      | 2,402            | 100         | 2,402                | 482,833              |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 336              | 100         | 336                  | 67,540               |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| DCK                      | 247              | 10          | 25                   | 5,026                |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| DCK                      | 444              | 10          | 44                   | 8,844                |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| FGR                      | 707              | 55          | 389                  | 78,194               |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 55               | 30          | 16                   | 3,217                |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| FUS                      | 728              | 100         | 728                  | 146,337              |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| STP                      | 14               | 10          | 1                    | 201                  |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| STP                      | 28               | 10          | 3                    | 603                  |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| STR                      | 44               | 10          | 4                    | 804                  |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   | 5,066            |             | 3,960                | 796,012              |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      | 17 MARSH CREEK RD, FERNANDINA BEACH                                                |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| 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                        | 0504             | FP-ELECTRI  | 0 100                | 0                    | 0                                                                                  | 1.00     | UT        | 4,000.00    | 4,000.00       | 100                | 2017    | 2017        | 3      | 98      | 3,920                     |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| 2                        | 0855             | CONC PAVER  | 0 100                | 0                    | 0                                                                                  | 2,473.00 | SF        | 10.00       | 10.00          | 100                | 2017    | 2017        | 3      | 97      | 23,988                    |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| 3                        | 1126             | CB/STC 8"   | 0 100                | 0                    | 0                                                                                  | 42.00    | SF        | 8.00        | 8.00           | 100                | 2017    | 2017        | 3      | 97      | 326                       |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| 4                        | 1242             | WD DECK A   | 0 100                | 4                    | 8                                                                                  | 32.00    | SF        | 10.00       | 10.00          | 100                | 2017    | 2017        | 3      | 82      | 262                       |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| 5                        | 0861             | POOL GUNIT  | 0 100                | 0                    | 0                                                                                  | 364.00   | SF        | 85.00       | 85.00          | 100                | 2022    | 2022        | 3      | 100     | 30,940                    |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| 6                        | 0855             | CONC PAVER  | 0 100                | 0                    | 0                                                                                  | 888.00   | SF        | 10.00       | 10.00          | 100                | 2022    | 2022        | 3      | 100     | 8,880                     |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| 7                        | 0911             | SCRN RM A   | 0 100                | 0                    | 0                                                                                  | 1,252.00 | SF        | 17.50       | 17.50          | 100                | 2022    | 2022        | 3      | 100     | 21,910                    |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| 8                        | 0911             | SCRN RM A   | 0 100                | 12                   | 37                                                                                 | 444.00   | SF        | 17.50       | 17.50          | 100                | 2022    | 2022        | 3      | 100     | 7,770                     |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      |                                                                                    |          |           |             |                | TOTAL OB/XF        |         |             |        |         |                           |                |                   |                             |      | 97,996                 |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP                  | R D                                                                                | LOC ZONE | FRONT     | DEPTH       | TOT LND UTS    | UNIT TYPE          | D T     | DPFH 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                  |                                                                                    | RS-1     | 0.00      | 0.00        | 1.00           | LT                 |         | 1.00        | 1.00   | 1.00    | 450,000.00                | 450,000.00     | 450,000           |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                           |                |                   |                             |      |                        |      |     |    |        |                 |  |  |  |  |  |  |  |  |  |