



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 12 | HARDWOOD 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 4  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

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

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4043.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,688            | 100         | 1,688        | 191,994              |
| FGR       | 400              | 55          | 220          | 25,023               |
| FOP       | 54               | 30          | 16           | 1,820                |
| FOP       | 112              | 30          | 34           | 3,867                |
| FOP       | 112              | 30          | 34           | 3,867                |
| FUS       | 1,588            | 100         | 1,588        | 180,620              |

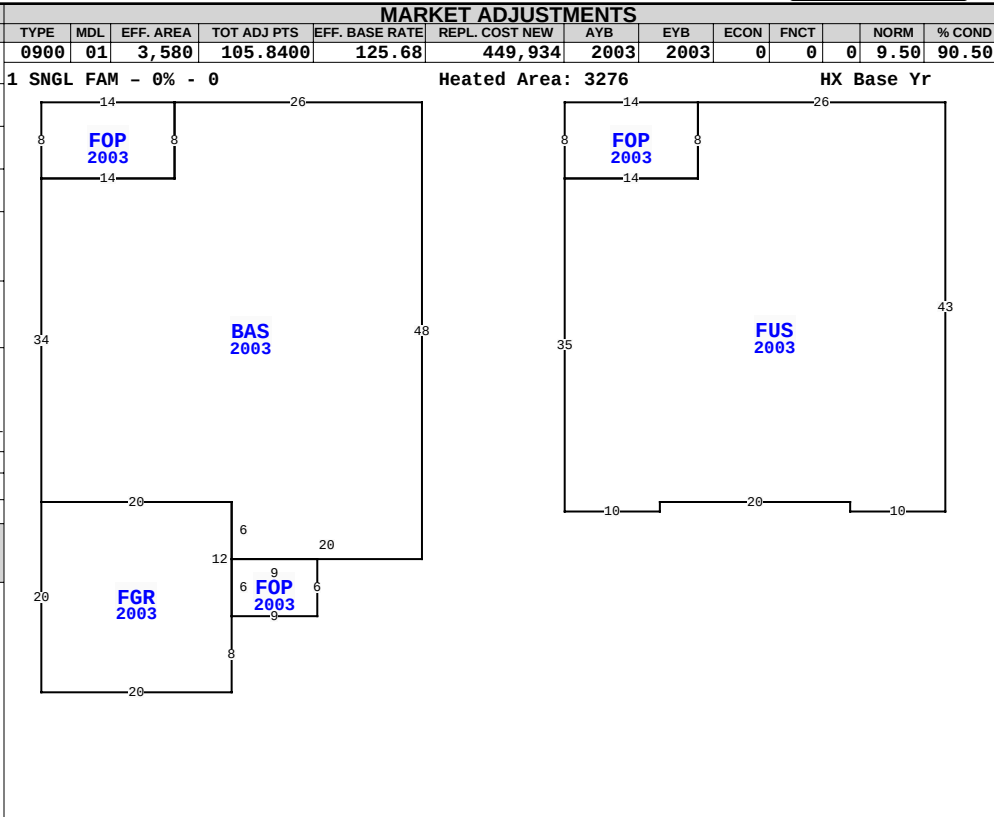
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,954 |  | 3,580 | 407,190 |
|--------|-------|--|-------|---------|

EXTRA FEATURES

| 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   | 0810       | CONCRETE A  | 0       | 0 | 0 | 0     |    | 644.00 | SF 6.50        | 100       | 2003    | 2003        | 3 | 84     | 3,516           |       |
| 2   | 0858       | SCULP CONC  | 0       | 0 | 0 | 0     |    | 110.00 | SF 13.00       | 100       | 2012    | 2012        | 3 | 98     | 1,401           |       |
| 3   | 0504       | FP-ELECTRI  | 0       | 0 | 0 | 0     |    | 1.00   | UT 2,000.00    | 100       | 2003    | 2003        | 3 | 88     | 1,760           |       |

LAND DESCRIPTION

| 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   | 000135   | C   | SFR CNSVTN           | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 127,500.00 | 127,500.00     | 127,500    |                             |      |         |      |     |    |        |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 03/29/2023 | NW | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

|                                    |
|------------------------------------|
| 86123 MONTAUK DR, FERNANDINA BEACH |
|------------------------------------|

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| 0900 | 01  | 3,580     | 105.8400    | 125.68         | 449,934        | 2003 | 2003 | 0    | 0    | 0 | 9.50 | 90.50  |

NASSAU COUNTY PROPERTY

| VALUATION SUMMARY         |           | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY              |           |          |
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 407,190  |
| TOTAL MARKET OB/XF VALUE  |           | 6,677    |
| TOTAL LAND VALUE - MARKET |           | 127,500  |
| TOTAL MARKET VALUE        |           | 541,367  |
| SOH/AGL Deduction         |           | 77,267   |
| ASSESSED VALUE            |           | 464,100  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 464,100  |
| TOTAL JUST VALUE          |           | 541,367  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 421,909  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0210467   | NEW CONSTR  | 275,000 | 11/01/2002 |

SALES DATA

| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| 2479/0984                      | 7/12/2021 | WD        | Q   | I   | 01     | 410,000    |
| GRANTOR: MCCARTHY COLIN F & AU |           |           |     |     |        |            |
| GRANTEE: ENDRES MICHAEL F      |           |           |     |     |        |            |
| 1865/0981                      | 6/28/2013 | WD        | Q   | I   | 02     | 270,000    |
| GRANTOR: SUTTON JAMES R & DAWN |           |           |     |     |        |            |
| GRANTEE: MCCARTHY COLIN F &    |           |           |     |     |        |            |

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2003] W26 FOP=[YR=2003] W14 S8 E14 N8\$ S8 W14 S34  
FGR=[YR=2003] S20 E20 N8 FOP=[YR=2003] E9 N6 W9 S6\$ N12 W20\$  
E20 S6 E20 N48\$ PTR=E15 FOP=[YR=2003] E14 FUS=[YR=2003] E26  
S43 W10 N1 W20 S1 W10 N35 E14 N8\$ S8 W14 N8\$ W15\$ .