



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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           | 15 HARDTILE 80    |
| Interior Floor           | 14 CARPET 20      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

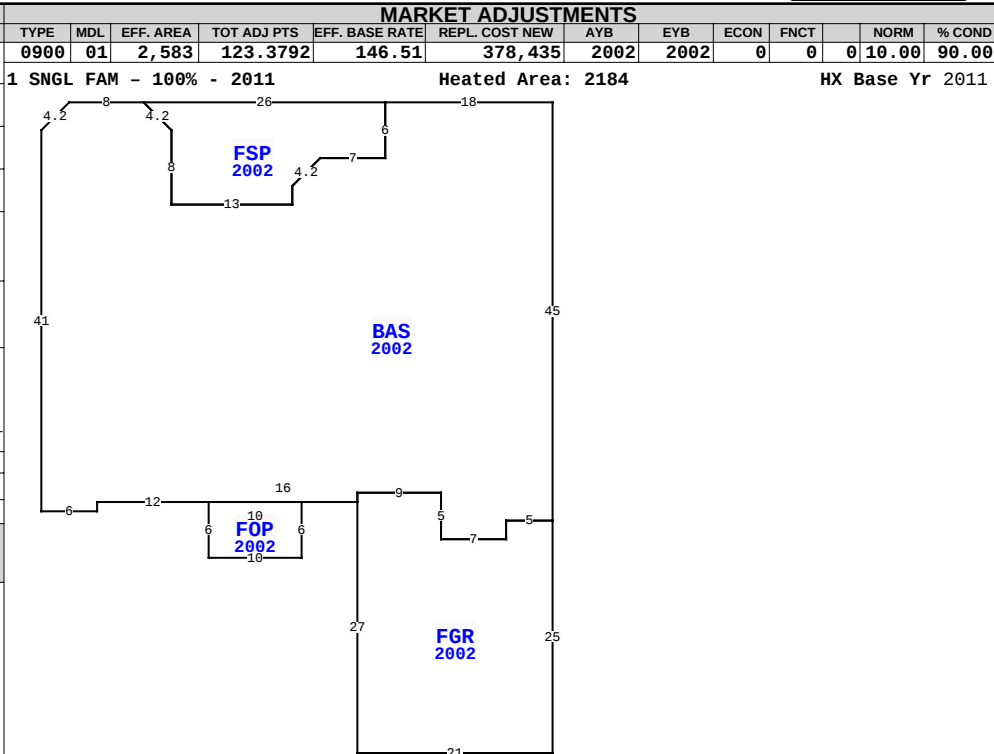
|          |                     |
|----------|---------------------|
| Quality  | 04 Quality Level 04 |
| DOR CODE | 0100 SINGLE FAMILY  |
| MAP NUM  | MKT AREA 04         |

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

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,184            | 100         | 2,184        | 287,980              |
| FGR       | 538              | 55          | 296          | 39,030               |
| FOP       | 60               | 30          | 18           | 2,373                |
| FSP       | 212              | 40          | 85           | 11,208               |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,994 | 2,583 | 340,592 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 704.00 | SF | 5.20     |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 |



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

86266 EASTPORT DR, FERNANDINA BEACH

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 4              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 340,592     |   |
| TOTAL MARKET OB/XF VALUE  |  | 6,083       |   |
| TOTAL LAND VALUE - MARKET |  | 127,500     |   |
| TOTAL MARKET VALUE        |  | 474,175     |   |
| SOH/AGL Deduction         |  | 198,189     |   |
| ASSESSED VALUE            |  | 275,986     |   |
| TOTAL EXEMPTION VALUE     |  | 55,000      |   |
| BASE TAXABLE VALUE        |  | 220,986     |   |
| TOTAL JUST VALUE          |  | 474,175     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 355,397     |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B23466     | REMODEL     | 2,400 | 04/01/2010 |

| SALES DATA                    |           |           |     |     |        |
|-------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2498/0183                     | 9/13/2021 | QC        | U   | I   | 11     |
| GRANTOR: JENKINS JAMES S JR & |           |           |     |     |        |
| GRANTEE: JENKINS JAMES & PAT  |           |           |     |     |        |
| 1672/1743                     | 4/16/2010 | WD        | Q   | I   | 02     |
| GRANTOR: HASKELL DEANNA G     |           |           |     |     |        |
| GRANTEE: JENKINS JAMES S JR   |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2002] W18 FSP=[YR=2002] W26 D3 R3 S8 E13 N2 R3 U3 E7 N6 \$ S6 W7 D3 L3 S2 W13 N8 U3 L3 W8 D3 L3 S41 E6 N1 E12 FOP=[YR=2002] S6 E10 N6 W10 \$ E16 FGR=[YR=2002] S27 E21 N25 W5 S2 W7 N5 W9 S1 \$ N1 E9 S5 E7 N2 E5 N45 \$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      | 6,083   |      |     |    |        |  |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 1                | 000134   | C   | SFR POND             | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        | LT          |     | 1.00      | 1.00   | 1.00    | 127,500.00 | 127,500.00     | 127,500    |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |