

**CARTER ESTHER L L/E/  
86144 HAMPTON BAYS DRIVE  
FERNANDINA BEACH, FL 32034**

**12-2N-27-1460-0136-0000**

| 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        | BASE   | NORM    | % COND          | PAGE 1 of 1    |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 16               | WD FR STUC 100 | 0900                                    | 01                   | 2,690     | 116.8272    | 138.73         | 373,184        | 2002           | 2007               | 0       | 0           | 0      | 7.50    | 92.50           |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 08               | IRREGULAR 100  | 1 SNGL FAM - 100% - 2023                |                      |           |             |                |                |                |                    |         |             |        |         |                 |                | Heated Area: 2323 |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                         |                      |           |             |                |                |                |                    |         |             |        |         |                 |                | HX Base Yr 2023   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                         |                      |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 70      |                                         |                      |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 30   |                                         |                      |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                                         |                      |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                                         |                      |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                      |                  | 4 100          |                                         |                      |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                     |                  | 3 100          |                                         |                      |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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             |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              |                  |                | 4043.00                                 |                      |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                            | SUBAREA MARKET VALUE |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                           | 2,323            | 100            | 2,323                                   | 298,100              |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                           | 483              | 55             | 266                                     | 34,134               |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 78               | 30             | 23                                      | 2,952                |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 260              | 30             | 78                                      | 10,009               |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 3,144                                   |                      | 2,690     | 345,195     |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 86144 HAMPTON BAYS DR, 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                                                                                                                                             | 0500             | FP-PRE FAB     | 0 100                                   | 0                    | 0         | 1.00        | UT             | 3,500.00       | 3,500.00       | 100                | 2002    | 2002        | 3      | 87      | 3,045           |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                             | 0812             | CONCRETE C     | 0 100                                   | 0                    | 0         | 729.00      | SF             | 4.00           | 4.00           | 100                | 2002    | 2002        | 3      | 83      | 2,420           |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                             | 0910             | SCRN RM L      | 0 100                                   | 0                    | 0         | 720.00      | SF             | 15.00          | 15.00          | 100                | 2003    | 2003        | 3      | 22      | 2,376           |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                             | 0861             | POOL GUNIT     | 0 100                                   | 0                    | 0         | 468.00      | SF             | 85.00          | 85.00          | 100                | 2003    | 2003        | 3      | 36      | 14,321          |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                             | 0845             | KOOL DECK      | 0 100                                   | 0                    | 0         | 252.00      | SF             | 7.25           | 7.25           | 100                | 2003    | 2003        | 3      | 84      | 1,535           |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF 23,697                                                                                                                            |                  |                |                                         |                      |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                                         |                      |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION                    | CAP                  | R D       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE          | D T     | DPTH 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                              | 100                  | 0003      | PUD         | 0.00           | 0.00           | 1.00           | LT                 |         | 1.00        | 1.00   | 1.00    | 127,500.00      | 127,500.00     | 127,500           |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 04/06/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS |                  |                |                                         |                      |           |             |                |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                        |      |     |    |        |  |  |  |  |  |