



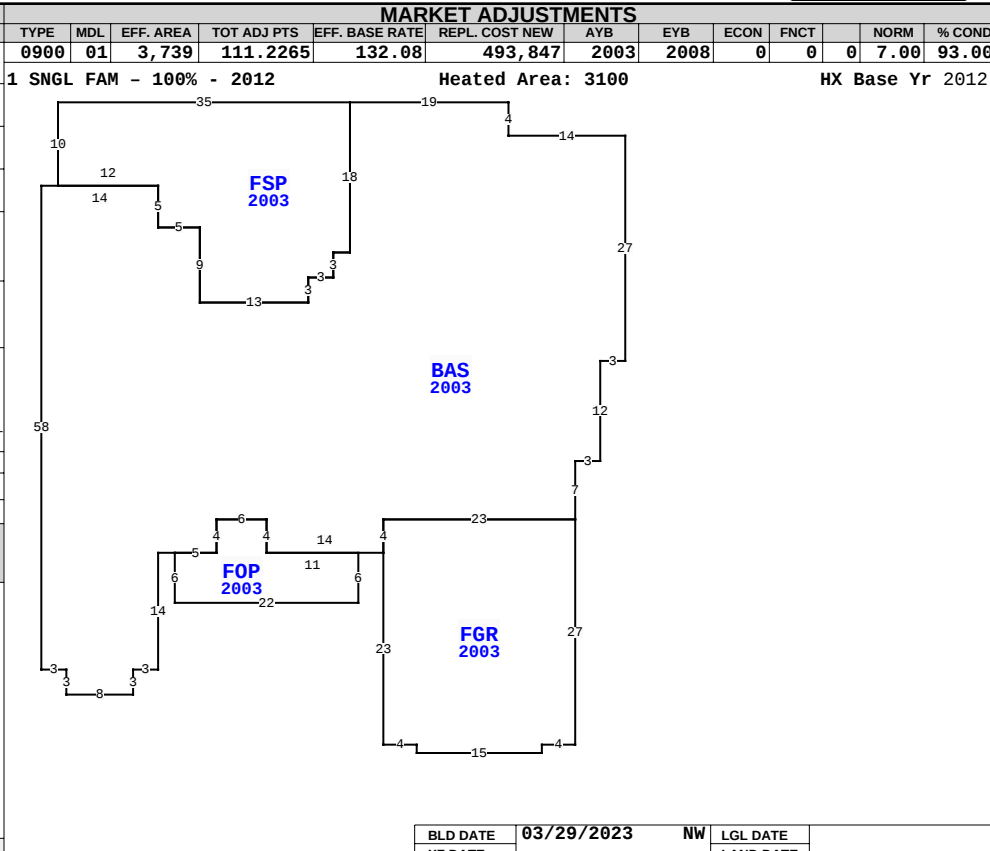
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 90  |
| Exterior Wall            | 21 | STONE 10       |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 60   |
| Interior Floor           | 14 | CARPET 40      |
| 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       | 3,100            | 100         | 3,100        | 380,787              |
| FGR       | 636              | 55          | 350          | 42,992               |
| FOP       | 156              | 30          | 47           | 5,773                |
| FSP       | 606              | 40          | 242          | 29,726               |
| TOTALS    | 4,498            |             | 3,739        | 459,278              |

| 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     | 2003        | 2003 | 3      | 88              | 3,080  |
| 2   | 0910       | SCRN RM L   | 0       | 100 | 0 | 0     |    | 972.00   | SF 15.00       | 15.00     | 100     | 2003        | 2003 | 3      | 22              | 3,208  |
| 3   | 0861       | POOL GUNIT  | 0       | 100 | 0 | 0     |    | 364.00   | SF 85.00       | 85.00     | 100     | 2003        | 2003 | 3      | 36              | 11,138 |
| 4   | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    | 608.00   | SF 10.00       | 10.00     | 100     | 2003        | 2003 | 3      | 84              | 5,107  |
| 5   | 0871       | POOL HTR R  | 0       | 100 | 0 | 0     |    | 1.00     | UT 2,000.00    | 2,000.00  | 100     | 2003        | 2003 | 3      | 22              | 440    |
| 6   | 0877       | JACUZZI     | 0       | 100 | 0 | 0     |    | 1.00     | UT 1,000.00    | 1,000.00  | 100     | 2003        | 2003 | 3      | 22              | 220    |
| 7   | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    | 36.00    | SF 10.00       | 10.00     | 100     | 2003        | 2003 | 3      | 84              | 302    |
| 8   | 0812       | CONCRETE C  | 0       | 100 | 0 | 0     |    | 1,324.00 | SF 4.00        | 4.00      | 100     | 2003        | 2003 | 3      | 84              | 4,449  |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 27,944   |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                | 000135   | C   | SFR CNSVTN           | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 127,500.00 | 127,500.00     |



|                                           |            |    |           |  |
|-------------------------------------------|------------|----|-----------|--|
| BLD DATE                                  | 03/29/2023 | NW | LGL DATE  |  |
| XF DATE                                   |            |    | LAND DATE |  |
| INC DATE                                  |            |    | AG DATE   |  |
| 86092 SHELTER ISLAND DR, FERNANDINA BEACH |            |    |           |  |

| NASSAU COUNTY PROPERTY    |                 |  |             |
|---------------------------|-----------------|--|-------------|
| VALUATION SUMMARY         |                 |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD        |  |             |
| Tax Group: 4              | Tax Dist:       |  |             |
| BUILDING MARKET VALUE     | 459,278         |  |             |
| TOTAL MARKET OB/XF VALUE  | 27,944          |  |             |
| TOTAL LAND VALUE - MARKET | 127,500         |  |             |
| TOTAL MARKET VALUE        | 614,722         |  |             |
| SOH/AGL Deduction         | 248,611         |  |             |
| ASSESSED VALUE            | 366,111         |  |             |
| TOTAL EXEMPTION VALUE     | HX HB WX 55,000 |  |             |
| BASE TAXABLE VALUE        | 311,111         |  |             |
| TOTAL JUST VALUE          | 614,722         |  |             |
| NCON VALUE                | 0               |  |             |
| INCOME VALUE              |                 |  |             |
| PREVIOUS YEAR MKT VALUE   | 481,439         |  |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20007382   | REPAIR/RRF  | 25,200 | 09/03/2020 |

| SALES DATA                     |            |           |     |     |            |
|--------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 2538/1822                      | 1/12/2022  | WD        | U   | I   | 11         |
| GRANTOR: VAUGHAN MARSHA L      |            |           |     |     | SALE PRICE |
| GRANTEE: VAUGHAN MARSHA L FA   |            |           |     |     | 100        |
| 1768/0687                      | 12/05/2011 | WD        | Q   | I   | 02         |
| GRANTOR: MURRAY DENNIS J & MAR |            |           |     |     | 451,000    |
| GRANTEE: VAUGHAN STEVEN A &    |            |           |     |     |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W14 N4 W19 FSP=[YR=2003] W35 S10 E12 S5 E5 S9 E13 N3 E3 N3 E2 N18\$ S18 W2 S3 W3 S3 W13 N9 W5 N5 W14 S58 E3 S3 E8 N3 E3 N14 E2 FOP=[YR=2003] S6 E22 N6 W11 N4 W6 S4 W5\$ E5 N4 E6 S4 E14 FGR=[YR=2003] S23 E4 S1 E15 N1 E4 N27 W23 S4\$ N4 E23 N7 E3 N12 E3 N27\$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |