

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 70 |
| Interior Floo | 14 | CARPET | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 3.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level | 03 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4077.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 3,187 | 100 | 3,187 |
| FGR | 1,113 | 55 | 612 |
| FOP | 49 | 30 | 15 |
| FOP | 189 | 30 | 57 |
| TOTALS | 4,538 | | 3,871 |
| | | | 492,740 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 3,871 | 107.1900 | 127.29 | 492,740 | 2022 | 2022 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM - 100% - 2023 Heated Area: 3187 HX Base Yr 2023

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 492,740 |
| TOTAL MARKET OB/XF VALUE | | | 12,780 |
| TOTAL LAND VALUE - MARKET | | | 100,000 |
| TOTAL MARKET VALUE | | | 605,520 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 605,520 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 555,520 |
| TOTAL JUST VALUE | | | 605,520 |
| NCON VALUE | | | 505,520 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 100,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-----------------|---------|------------|
| 230007089 | FIBERGLASS POOL | 65,000 | 06/01/2023 |
| 22014356 | CO ISSUED | 0 | 09/20/2022 |
| 21010269 | NEW CONSTR | 548,862 | 11/01/2021 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2593/0338 | 9/22/2022 | SW Q | Q | I | 01 | 700,000 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: WEBB PAUL HARRY & T | | | | | | |
| 2464/0053 | 5/21/2021 | SW Q | Q | V | 05 | 5,279,000 |
| GRANTOR: AW VENTURE II LLC | | | | | | |
| GRANTEE: RICHMOND AMERICAN H | | | | | | |

| 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 12,780 | |

85526 FALL RIVER PKWY, FERNANDINA BEACH

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

BUILDING DIMENSIONS
BAS=[YR=2022] W15 FOP=[YR=2022] W21 S9 E21 N9\$ S9 W21 N9 W24 S78 E5 S2 E12 N6 FOP=[YR=2022] E7 FGR=[YR=2022] S1 E21 N2 E15 N44 W15 S23 W6 S2 W15 S20\$ N7 W7 S7\$ N7 E7 N13 E15 N2 E6 N23 E15 N29\$.

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000116 | C | SFR MARSH | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |