

| BUILDING CHARACTERISTICS | | CONSTRUCTION | | |
|--------------------------|------------------|---------------|--------------|----------------------|
| ELEMENT | CD | | | |
| Exterior Wall | 31 | HARDIE BRD | 100 | |
| Roof Structur | 03 | GABLE/HIP | 100 | |
| Roof Cover | 03 | COMP SHNGL | 100 | |
| Interior Wall | 05 | DRYWALL | 100 | |
| Interior Floor | 11 | CLAY TILE | 70 | |
| Interior Floor | 14 | CARPET | 30 | |
| 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 | | 4077.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,660 | 100 | 2,660 | 272,505 |
| FGR | 620 | 55 | 341 | 34,933 |
| FOP | 42 | 30 | 13 | 1,331 |
| FSP | 198 | 40 | 79 | 8,093 |
| TOTALS | 3,520 | | 3,093 | 316,863 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 3,093 | 114.0846 | 102.96 | 318,455 | 2020 | 2020 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM - 100% - 2021 Heated Area: 2660 HX Base Yr 2021

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 316,863 |
| TOTAL MARKET OB/XF VALUE | | | 7,762 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 399,625 |
| SOH/AGL Deduction | | | 72,731 |
| ASSESSED VALUE | | | 326,894 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 276,894 |
| TOTAL JUST VALUE | | | 399,625 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 356,642 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 230006333 | POOL ENCL | 11,000 | 05/16/2023 |
| 23000052 | SWIM POOL | 98,681 | 01/04/2023 |
| 20010256 | CO ISSUED | 0 | 10/26/2020 |
| 20000086 | NEW CONSTR | 361,649 | 01/07/2020 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|---------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U / I | V I / | RSN CD | SALE PRICE |
| 2407/0300 | 10/28/2020 | SW | Q | I | 01 | 346,500 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: SENNE JEFFREY DONAL | | | | | | |
| 2326/1909 | 12/20/2019 | SW | Q | V | 05 | 3,780,000 |
| GRANTOR: AW VENTURE II LLC | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

| 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 | 784.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 7,762 | |

| BLD DATE | | 03/06/2023 | NW | LGL DATE | | 06/13/2023 | MLU |
|----------|--|------------|----|-----------|--|------------|-----|
| XF DATE | | | | LAND DATE | | | |
| INC DATE | | | | AG DATE | | | |

| BUILDING NOTES | |
|---|--|
| 85162 FALL RIVER PKWY, FERNANDINA BEACH | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2020] W14 FSP=[YR=2020] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E10 FOP=[YR=2020] E6 N7 W6 S7\$ N20 W30\$ E30 S13 E6 S7 E14 N70\$. | |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | SFR | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |