

| 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 | 80 |
| Interior Floo | 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 | 4077.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 2,282 | 100 | 2,282 |
| FGR | 587 | 55 | 323 |
| FOP | 25 | 30 | 8 |
| FSP | 165 | 40 | 66 |
| TOTALS | 3,059 | | 2,679 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,679 | 123.3792 | 111.35 | 298,307 | 2022 | 2022 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM - 100% - 2023 Heated Area: 2282 HX Base Yr 2023

| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | 4 |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 298,307 |
| TOTAL MARKET OB/XF VALUE | | | 10,420 |
| TOTAL LAND VALUE - MARKET | | | 150,000 |
| TOTAL MARKET VALUE | | | 458,727 |
| SOH/AGL Deduction | | | 83,993 |
| ASSESSED VALUE | | | 374,734 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 324,734 |
| TOTAL JUST VALUE | | | 458,727 |
| NCON VALUE | | | 306,820 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 100,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22017508 | CO ISSUED | 0 | 11/28/2022 |
| 22008055 | NEW CONSTR | 376,981 | 05/24/2022 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2605/0800 | 11/29/2022 | SW | Q | I | 01 | 644,800 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: MANSFIELD CHARLES F | | | | | | |
| 2595/1570 | 10/06/2022 | SW | U | V | 37 | 1,000,800 |
| GRANTOR: AG ESSENTIAL HOUSING | | | | | | |
| 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 | 0 | | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 10,420 | |

85288 STONEHURST PKWY, FERNANDINA BEACH
BLD DATE 03/06/2023 NW LGL DATE
XF DATE LAND DATE
INC DATE AG DATE

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S66 E13 N5 FOP=[YR=2022] E5 FGR=[YR=2022] S3 E9 S2 E20 N21 W25 S1 W4 S15\$ N5W55\$ N5 E5 N10 E4 N1 E25 N45\$. | |

| 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 | 1.50 | 100,000.00 | 150,000.00 | 150,000 | | | | | | | |