

LOT 59  
IN OR 2186/1929  
HAMPTON LAKES #2 PBK 8/165

DESROCHES DANIEL/APRUZZESE-DESROCHES JUDITH  
85094 MAJESTIC WALK BLVD  
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0059-0000

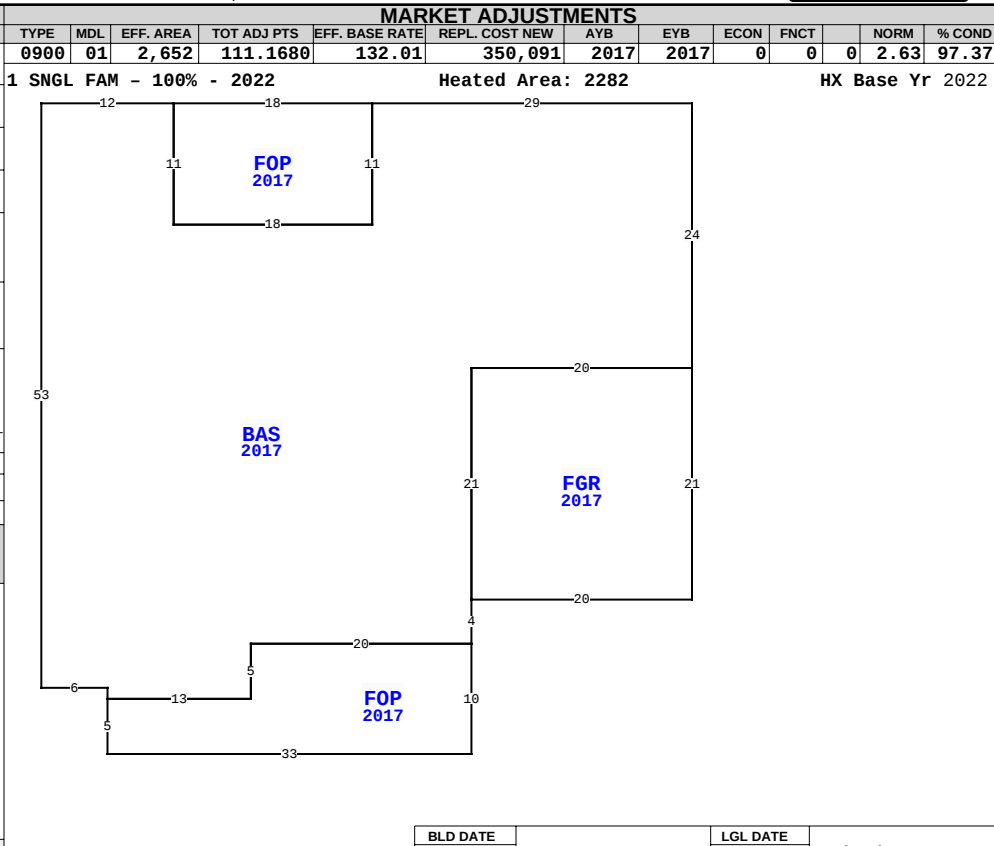


| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 90  |
| Exterior Wall            | 20 FACE BRICK 10  |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 11 CLAY TILE 60   |
| Interior Floo            | 14 CARPET 40      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2.5 100           |
| 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 | 4085.00 |                  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,282            | 100         | 2,282        | 293,324              |
| FGR       | 420              | 55          | 231          | 29,692               |
| FOP       | 198              | 30          | 59           | 7,584                |
| FOP       | 265              | 30          | 80           | 10,283               |
| TOTALS    | 3,165            |             | 2,652        | 340,884              |

| EXTRA FEATURES |                 |
|----------------|-----------------|
| L N            | OB/IF CODE      |
| 1              | 0812 CONCRETE C |
| 2              | 0912 SCR N RM G |
| 3              | 0855 CONC PAVER |



| BLD DATE                                   |     |
|--------------------------------------------|-----|
| 85094 MAJESTIC WALK BLVD, FERNANDINA BEACH |     |
| LGL DATE                                   |     |
| 06/13/2023                                 | MLU |

| NASSAU COUNTY PROPERTY    |           |
|---------------------------|-----------|
| VALUATION SUMMARY         |           |
| VALUATION BY              | STANDARD  |
| Tax Group: 4              | Tax Dist: |
| BUILDING MARKET VALUE     | 340,884   |
| TOTAL MARKET OB/XF VALUE  | 11,334    |
| TOTAL LAND VALUE - MARKET | 75,000    |
| TOTAL MARKET VALUE        | 427,218   |
| SOH/AGL Deduction         | 66,730    |
| ASSESSED VALUE            | 360,488   |
| TOTAL EXEMPTION VALUE     | 50,000    |
| BASE TAXABLE VALUE        | 310,488   |
| TOTAL JUST VALUE          | 427,218   |
| NCON VALUE                | 6,480     |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 343,697   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21007238   | ADDITION    | 7,400   | 08/03/2021 |
| 17006739   | CO ISSUED   | 0       | 07/28/2017 |
| 17001294   | NEW CONSTR  | 283,944 | 02/17/2017 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2186/1929                      | 3/29/2018 | WD           | Q      | I      | 01        | 353,000       |
| GRANTOR: SABALA RICHARD C & BO |           |              |        |        |           |               |
| GRANTEE: DESROCHES DANIEL &    |           |              |        |        |           |               |
| 2137/1966                      | 7/21/2017 | WD           | Q      | I      | 01        | 345,000       |
| GRANTOR: AVH NORTH FLORIDA LLC |           |              |        |        |           |               |
| GRANTEE: SABALA RICHARD C &    |           |              |        |        |           |               |

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

| BUILDING DIMENSIONS             |                                  |
|---------------------------------|----------------------------------|
| BAS=[YR=2017]                   | W29 FOP=[YR=2017]                |
| N11 W12 S53 E6 S1 FOP=[YR=2017] | S5 E33 N10 W20 S5 W13\$ E13      |
| N5 E20 N4 FGR=[YR=2017]         | E20 N21 W20 S21\$ N21 E20 N24\$. |

| LAND DESCRIPTION |          |     |                      |     |     | TOTAL OB/XF |       |       |             |           |     |           |        |         |            | 11,334         |            |                             |      |         |      |     |    |        |  |
|------------------|----------|-----|----------------------|-----|-----|-------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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                | 000133   | C   | SFR LAKE             | 100 |     |             | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |             |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |