

BLOCK 1 LOTS 50 & S-1 OF 51  
IN OR 2025/674  
R433996 & R433997

RIDDLE WILLIAM JR 1994 TRUST &/TM&D LLC  
2380 JAMESTOWN RD  
FERNANDINA BEACH, FL 32034

2023

25-2N-27-1475-0001-0500



| BUILDING CHARACTERISTICS |                  |                  |                                                                                                            |                      |                                   |             |                |                |       | MARKET ADJUSTMENTS |           |         |                  |        |                   |                 |       |  |  | NASSAU COUNTY PROPERTY |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|------------------|------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------|-------------|----------------|----------------|-------|--------------------|-----------|---------|------------------|--------|-------------------|-----------------|-------|--|--|------------------------|--|--|------------|--|--|--|-------------|----------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                  | CD               | CONSTRUCTION     | TYPE                                                                                                       | MDL                  | EFF. AREA                         | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB   | EYB                | ECON      | FNCT    | NORM             | % COND | VALUATION SUMMARY |                 |       |  |  |                        |  |  |            |  |  |  | PAGE 1 of 1 |          | 4 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 05               | AVERAGE 100      | 0150                                                                                                       | 01                   | 730                               | 110.4400    | 55.22          | 40,311         | 1991  | 1991               | 0         | 0       | 0                | 15.00  | 85.00             | VALUATION BY    |       |  |  |                        |  |  |            |  |  |  |             | STANDARD |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100    | 2 ACCESSORY U - 0% - 0                                                                                     |                      |                                   |             |                |                |       |                    |           |         | Heated Area: 720 |        |                   |                 |       |  |  |                        |  |  | HX Base Yr |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 01               | MINIMUM 100      | <div>Diagram showing building footprint with dimensions: 24, 30, 24, 30. Labels: DCK 2005, BAS 2005.</div> |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100      |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 08               | SHT VINYL 80     |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 13               | LVT/LAMNT 20     |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition            | 02               | WINDOW 100       |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type             | 02               | CONVECTION 100   |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 2 100            |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 1 100            |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100   |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                  | 2.               | 2. 100           |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0 100            |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100         |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                  | 03               | Quality Level 03 |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                 | 0700             | MISC RESIDENTIAL |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                  |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         | 4004.00          |                  |                                                                                                            |                      |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                                                                                               | SUBAREA MARKET VALUE |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                      | 720              | 100              | 720                                                                                                        | 33,794               |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DCK                      | 96               | 10               | 10                                                                                                         | 469                  |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                   | 816              |                  | 730                                                                                                        | 34,264               |                                   |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                  |                                                                                                            |                      | 85177 SHILOH PL, FERNANDINA BEACH |             |                |                |       |                    |           |         |                  |        |                   |                 |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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 |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                        | 0201             | BARN WD 10       | 0                                                                                                          | 0                    | 44                                | 30          | 1,320.00       | SF             | 17.00 | 17.00              | 100       | 1991    | 1991             | 3      | 20                | 4,488           |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                        | 0820             | WOOD WALK        | 0                                                                                                          | 0                    | 0                                 | 0           | 928.00         | SF             | 11.75 | 11.75              | 100       | 1994    | 1994             | 3      | 40                | 4,362           |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                        | 0811             | CONCRETE B       | 0                                                                                                          | 0                    | 24                                | 44          | 1,056.00       | SF             | 5.20  | 5.20               | 100       | 1994    | 1994             | 3      | 70                | 3,844           |       |  |  |                        |  |  |            |  |  |  |             |          |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |