



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 90  |
| Exterior Wall            | 21 | STONE 10       |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 50      |
| Interior Floo            | 15 | HARDTILE 50    |
| 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          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4042.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,689            | 100         | 2,689        | 383,996              |
| FGR       | 774              | 55          | 426          | 60,834               |
| FOP       | 72               | 30          | 22           | 3,142                |
| FOP       | 195              | 30          | 58           | 8,283                |
| PTO       | 733              | 5           | 37           | 5,284                |
| TOTALS    | 4,463            |             | 3,232        | 461,537              |

| EXTRA FEATURES |            |             |         |     |   |       |          |       |                |
|----------------|------------|-------------|---------|-----|---|-------|----------|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT       | Adj R | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 0     | 1.00     | UT    | 3,500.00       |
| 3              | 0911       | SCRN RM A   | 0       | 100 | 0 | 0     | 496.00   | SF    | 17.50          |
| 4              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     | 1,787.00 | SF    | 10.00          |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | SFR POND             | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0500                     | 01  | 3,232     | 108.9280    | 155.22         | 501,671        | 2006 | 2006 | 0    | 0    |
| 1 SFR CUST - 100% - 2014 |     |           |             |                |                |      |      |      |      |
| Heated Area: 2689        |     |           |             |                |                |      |      |      |      |
| HX Base Yr 2014          |     |           |             |                |                |      |      |      |      |

|                                      |                     |    |           |            |     |
|--------------------------------------|---------------------|----|-----------|------------|-----|
| 95046 SUNFLOWER CT, FERNANDINA BEACH | BLD DATE 05/13/2015 | KK | LGL DATE  | 06/12/2023 | MLU |
|                                      | XF DATE             |    | LAND DATE |            |     |
|                                      | INC DATE            |    | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 23,710      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
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| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 461,537   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 23,710    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 115,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 600,247   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 289,880   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 310,367   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 260,367   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 600,247   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 497,876   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B22710     | XFOB        | 4,000   | 07/01/2009 |
| M11520     | H/AC        | 0       | 05/01/2006 |
| C17262     | C0 ISSUED   | 204,203 | 03/01/2006 |
| E16978     | NEW CONSTR  | 4,000   | 03/01/2006 |
| R08996     | REPAIR/RRF  | 5,600   | 03/01/2006 |
| B17262     | NEW CONSTR  | 204,203 | 03/01/2006 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2368/0585                      | 6/09/2020 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: STOLL JENNIFER & KENN |           |              |        |        |           |               |  |
| GRANTEE: STOLL JENNIFER & KE   |           |              |        |        |           |               |  |
| 2042/0119                      | 4/18/2016 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: STOLL KENNETH D       |           |              |        |        |           |               |  |
| GRANTEE: STOLL JENNIFER        |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] N43 L3 U3 W10PT0=[YR=2009] N10 U8 L28 W6 N1 W20 S12 E21 S7E33\$ FOP=[YR=2006] W22S10E19 N7 R3 U3 \$ D3 L3 S7 W19 N10W11 N7W21S51 FGR=[YR=2006] S32E10N2E14 N32W17S2W7\$ E7N2E17N4 E9 FOP=[YR=2006] S4E11N4W2N4W7S4W2\$ E2 N4E7S4E10S7E7S1E8\$. |  |  |  |  |  |  |  |  |  |