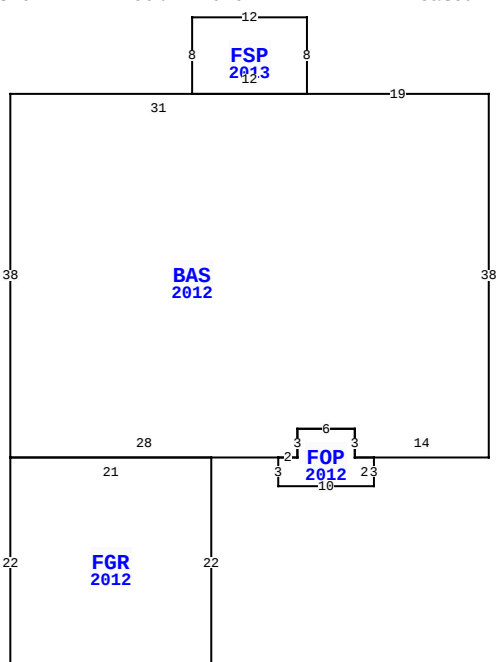


**CIFRANIC MICHAEL A & CYNTHIA A**  
32402 SUNNY PARKE DR  
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0039-0000

| BUILDING CHARACTERISTICS                                                                                                                    |                  |             |                      |                                                                                   |             |                |                |          |                | MARKET ADJUSTMENTS                     |                  |             |        |                   |                 |                |            |                             |                 | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------|----------------------|-----------------------------------------------------------------------------------|-------------|----------------|----------------|----------|----------------|----------------------------------------|------------------|-------------|--------|-------------------|-----------------|----------------|------------|-----------------------------|-----------------|------------------------|------|-----|----|--------|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                |                  |             |                      |                                                                                   |             |                |                |          |                | VALUATION SUMMARY                      |                  |             |        |                   |                 |                |            |                             |                 | PAGE 1 of 1            |      |     |    |        |  |  |  |  |  |
| ELEMENT                                                                                                                                     | CD               | TYPE        | MDL                  | EFF. AREA                                                                         | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB      | EYB            | ECON                                   | FNCT             | NORM        | % COND | VALUATION BY      | STANDARD        |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 16               | WD FR STUC  | 100                  | 0900                                                                              | 01          | 2,188          | 113.1900       | 134.41   | 294,089        | 2012                                   | 2012             | 0           | 0      | 5.00              | 95.00           | Tax Group: 4   | Tax Dist:  |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP   | 100                  | 1 SNGL FAM - 100% - 2016                                                          |             |                |                |          |                |                                        |                  |             |        | Heated Area: 1882 |                 |                |            |                             | HX Base Yr 2016 |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 05               | COMP SHNGL  | 100                  |  |             |                |                |          |                |                                        |                  |             |        | 279,385           |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                               | 09               | DRYWALL     | 100                  |                                                                                   |             |                |                |          |                |                                        |                  |             |        | 39,522            |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                               | 11               | CLAY TILE   | 50                   |                                                                                   |             |                |                |          |                |                                        |                  |             |        | 65,000            |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET      | 50                   |                                                                                   |             |                |                |          |                |                                        |                  |             |        | 383,907           |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL     | 100                  |                                                                                   |             |                |                |          |                |                                        |                  |             |        | 136,652           |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED  | 100                  |                                                                                   |             |                |                |          |                |                                        |                  |             |        | 247,255           |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 4 100       |                      |                                                                                   |             |                |                |          |                |                                        |                  |             |        | 50,000            |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100       |                      |                                                                                   |             |                |                |          |                |                                        |                  |             |        | 197,255           |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME  | 100                  |                                                                                   |             |                |                |          |                |                                        |                  |             |        | 383,907           |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100      |                      |                                                                                   |             |                |                |          |                |                                        |                  |             |        | 0                 |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                       | 00               | 0 100       |                      | INCOME VALUE                                                                      |             |                |                |          |                |                                        |                  |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE        | 100                  | PREVIOUS YEAR MKT VALUE                                                           |             |                |                |          | 304,800        |                                        |                  |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                     |                  |             |                      |                                                                                   |             |                |                |          |                | 03                                     | Quality Level 03 |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |             |                      |                                                                                   |             |                |                |          |                | 0100                                   | SINGLE FAMILY    |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |             |                      |                                                                                   |             |                |                |          |                | MKT AREA                               |                  |             |        |                   | 04              |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |             |                      |                                                                                   |             |                |                |          |                | 4041.00                                |                  |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE                                                              |             |                |                |          |                |                                        |                  |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                         | 1,882            | 100         | 1,882                | 240,312                                                                           |             |                |                |          |                |                                        |                  |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                         | 462              | 55          | 254                  | 32,433                                                                            |             |                |                |          |                |                                        |                  |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                         | 48               | 30          | 14                   | 1,788                                                                             |             |                |                |          |                |                                        |                  |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| FSP                                                                                                                                         | 96               | 40          | 38                   | 4,853                                                                             |             |                |                |          |                |                                        |                  |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |             |                      |                                                                                   |             |                |                |          |                | 2,488                                  | 2,188            | 279,385     |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |             |                      |                                                                                   |             |                |                |          |                | 32402 SUNNY PARKE DR, 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          |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| 1                                                                                                                                           | 0811             | CONCRETE B  | 0 100                | 0                                                                                 | 0           | 892.00         | SF             | 5.20     | 5.20           | 100                                    | 2012             | 2012        | 3      | 94                | 4,360           |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                           | 0476             | VF 6 SBPL   | 0 100                | 0                                                                                 | 0           | 162.00         | LF             | 32.00    | 32.00          | 100                                    | 2013             | 2013        | 3      | 87                | 4,510           |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                           | 0861             | POOL GUNIT  | 0 100                | 0                                                                                 | 0           | 360.00         | SF             | 85.00    | 85.00          | 100                                    | 2013             | 2013        | 3      | 75                | 22,950          |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                           | 0855             | CONC PAVER  | 0 100                | 0                                                                                 | 0           | 457.00         | SF             | 10.00    | 10.00          | 100                                    | 2013             | 2013        | 3      | 95                | 4,342           |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                           | 0500             | FP-PRE FAB  | 0 100                | 0                                                                                 | 0           | 1.00           | UT             | 3,500.00 | 3,500.00       | 100                                    | 2012             | 2012        | 3      | 96                | 3,360           |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |             |                      |                                                                                   |             |                |                |          |                | TOTAL OB/XF 39,522                     |                  |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                           | 000100           | C           | SFR                  | 100                                                                               |             | PUD            | 0.00           | 0.00     | 1.00           | LT                                     |                  | 1.00        | 1.00   | 1.00              | 65,000.00       | 65,000.00      | 65,000     |                             |                 |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 03/19/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS |                  |             |                      |                                                                                   |             |                |                |          |                |                                        |                  |             |        |                   |                 |                |            |                             |                 |                        |      |     |    |        |  |  |  |  |  |