

**GRAYER JOSEPH JR & WENDY A**  
33062 SAWGRASS PARKE PLACE  
FERNANDINA BEACH, FL 32034

**26-2N-28-0555-0251-0000**

| 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 |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| Exterior Wall            |            | 16               | WD FR STUC 100   |              | 0900                                      | 01     | 3,024     | 106.2600    | 126.18         | 381,568            | 2016    | 2016        | 0    | 0      | 3.00            | 97.00  | VALUATION BY      |  | STANDARD |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| Roof Structure           |            | 03               | GABLE/HIP 100    |              | 1 SNGL FAM - 100% - 2023                  |        |           |             |                |                    |         |             |      |        |                 |        | Heated Area: 2604 |  |          |                        |  |  |  |  |           |  |  |  | Tax Group: 4              |            | Tax Dist: |  |  |  |     |  |  |  |  |  |
| Roof Cover               |            | 03               | COMP SHNGL 100   |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | BUILDING MARKET VALUE     |            | 370,121   |  |  |  |     |  |  |  |  |  |
| Interior Wall            |            | 05               | DRYWALL 100      |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | TOTAL MARKET OB/XF VALUE  |            | 3,290     |  |  |  |     |  |  |  |  |  |
| Interior Floor           |            | 11               | CLAY TILE 50     |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | TOTAL LAND VALUE - MARKET |            | 65,000    |  |  |  |     |  |  |  |  |  |
| Interior Floor           |            | 14               | CARPET 50        |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | TOTAL MARKET VALUE        |            | 438,411   |  |  |  |     |  |  |  |  |  |
| Air Condition            |            | 03               | CENTRAL 100      |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | SOH/AGL Deduction         |            | 0         |  |  |  |     |  |  |  |  |  |
| Heating Type             |            | 04               | AIR DUCTED 100   |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | ASSESSED VALUE            |            | 438,411   |  |  |  |     |  |  |  |  |  |
| Bedrooms                 |            |                  | 4 100            |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | TOTAL EXEMPTION VALUE     |            | 13        |  |  |  |     |  |  |  |  |  |
| Bathrooms                |            |                  | 3 100            |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | BASE TAXABLE VALUE        |            | 0         |  |  |  |     |  |  |  |  |  |
| Frame                    |            | 02               | WOOD FRAME 100   |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | TOTAL JUST VALUE          |            | 438,411   |  |  |  |     |  |  |  |  |  |
| Stories                  |            | 1.5              | 1.5 100          |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | NCON VALUE                |            | 0         |  |  |  |     |  |  |  |  |  |
| Units                    |            |                  | 0 100            |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | INCOME VALUE              |            |           |  |  |  |     |  |  |  |  |  |
| Occupancy                |            | 00               | NONE 100         |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  | PREVIOUS YEAR MKT VALUE   |            | 351,765   |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| 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                      |            | 2,228            | 100              | 2,228        | 272,695                                   |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| FGR                      |            | 572              | 55               | 315          | 38,555                                    |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| FOP                      |            | 45               | 30               | 14           | 1,714                                     |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| FOP                      |            | 248              | 30               | 74           | 9,057                                     |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| FST                      |            | 20               | 55               | 11           | 1,346                                     |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| FUS                      |            | 376              | 100              | 376          | 46,021                                    |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| STR                      |            | 56               | 10               | 6            | 734                                       |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| TOTALS                   |            | 3,545            |                  | 3,024        | 370,121                                   |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| EXTRA FEATURES           |            |                  |                  |              | 33062 SAWGRASS PARKE PL, FERNANDINA BEACH |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          | BLD DATE               |  |  |  |  | LGL DATE  |  |  |  |                           | 06/22/2023 |           |  |  |  | MLU |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          | XF DATE                |  |  |  |  | LAND DATE |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          | INC DATE               |  |  |  |  | AG DATE   |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| 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                                         | 536.00 | SF        | 5.20        | 5.20           | 100                | 2016    | 2016        | 3    | 97     | 2,704           |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
| 2                        | 0810       | CONCRETE A       | 0 100            | 0            | 0                                         | 93.00  | SF        | 6.50        | 6.50           | 100                | 2016    | 2016        | 3    | 97     | 586             |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |
|                          |            |                  |                  |              |                                           |        |           |             |                |                    |         |             |      |        |                 |        |                   |  |          |                        |  |  |  |  |           |  |  |  |                           |            |           |  |  |  |     |  |  |  |  |  |