



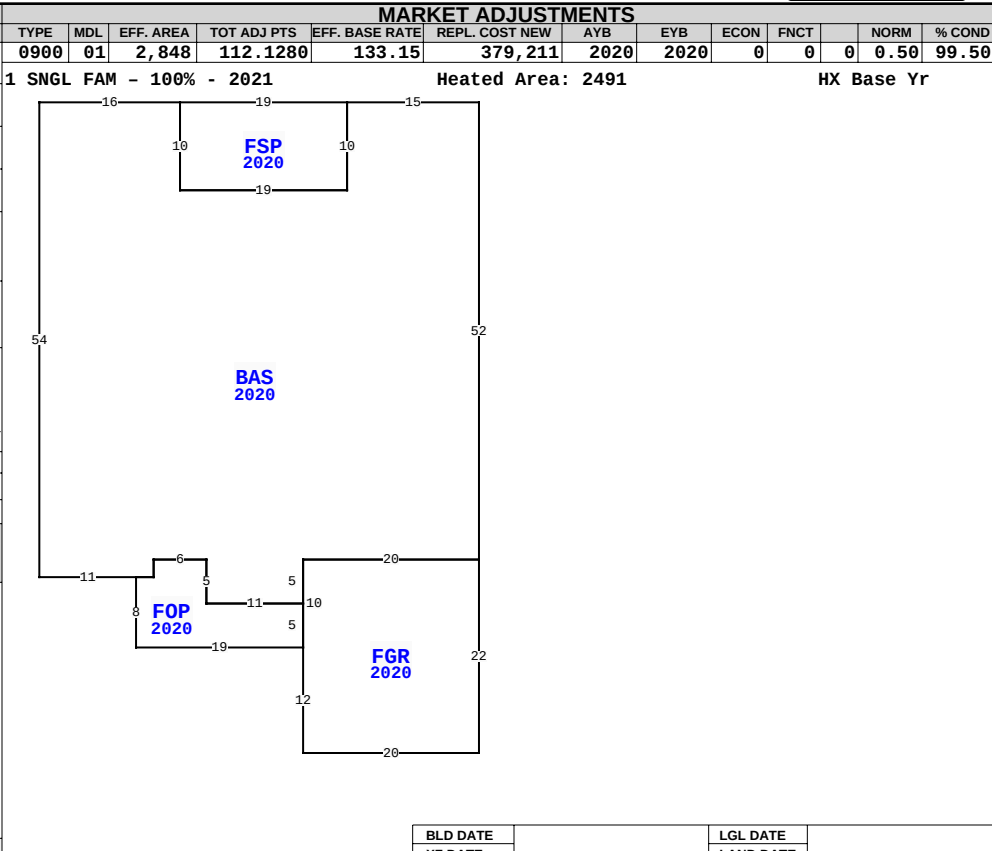
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 60   |
| Interior Floor           | 14 | CARPET 40      |
| 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 | 4041.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,491            | 100         | 2,491        | 330,019              |
| FGR       | 440              | 55          | 242          | 32,061               |
| FOP       | 131              | 30          | 39           | 5,167                |
| FSP       | 190              | 40          | 76           | 10,068               |
| TOTALS    | 3,252            |             | 2,848        | 377,315              |

| 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   | 0810       | CONCRETE A  | 0 100   | 28 | 3 | 84.00  | SF | 6.50  | 6.50           | 100       | 2020    | 2020        | 3 | 99     | 541             |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 536.00 | SF | 6.50  | 6.50           | 100       | 2020    | 2020        | 3 | 99     | 3,449           |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 3,990    |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 65,000.00  | 65,000.00      |



| EXTRA FEATURES |         |          | 35132 MIMOSA PARKE PL, FERNANDINA BEACH |           |         |  |  |  |  |  |  |  |  |  |  |  |
|----------------|---------|----------|-----------------------------------------|-----------|---------|--|--|--|--|--|--|--|--|--|--|--|
| BLD DATE       | XF DATE | INC DATE | LGL DATE                                | LAND DATE | AG DATE |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF 3,990 |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N               | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1                 | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 65,000.00  | 65,000.00      |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 4              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 377,315     |         |
| TOTAL MARKET OB/XF VALUE  |  | 3,990       |         |
| TOTAL LAND VALUE - MARKET |  | 65,000      |         |
| TOTAL MARKET VALUE        |  | 446,305     |         |
| SOH/AGL Deduction         |  | 0           |         |
| ASSESSED VALUE            |  | 446,305     |         |
| TOTAL EXEMPTION VALUE     |  | 13          | 446,305 |
| BASE TAXABLE VALUE        |  | 0           |         |
| TOTAL JUST VALUE          |  | 446,305     |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 354,111     |         |

| PERMIT NUM | DESCRIPTION  | AMT     | ISSUED     |
|------------|--------------|---------|------------|
| 22004507   | BATH REMODEL | 30,000  | 03/23/2022 |
| C202258    | NEW CONSTR   | 334,737 | 08/31/2020 |
| B202258    | NEW CONSTR   | 334,737 | 04/16/2020 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2393/0191                      | 9/15/2020 | WD        | Q   | I   | 01     | 355,900    |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     |        |            |
| GRANTEE: CRITE ROBERT B & WI   |           |           |     |     |        |            |
| 2362/0783                      | 5/15/2020 | WD        | U   | V   | 30     | 66,500     |
| GRANTOR: FLORA PARKE DEVELOPME |           |           |     |     |        |            |
| GRANTEE: SEDA CONSTRUCTION C   |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W15 FSP=[YR=2020] W19 S10 E19 N10\$ S10 W19 N10 W16 S54 E11 FOP=[YR=2020] S8 E19 FGR=[YR=2020] S12 E20 N22 W20 S10\$ N5 W11 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 N5 E20 N52\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |