

LOT 17  
IN OR 1145/72  
BEACHWAY @ NASSAU LAKE #1B

AHL WILLIAM L & KAREN S  
96061 INLET COVE COURT  
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014B-0017-0000



| 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  | PAGE 1 of 1                           |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                 | 30               | VINYL 70         | 0900                     | 01                   | 2,700     | 103.5840    | 123.01         | 332,127        | 2003        | 2003               | 0         | 0        | 0           | 9.33    | 90.67                                 | VALUATION BY STANDARD |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                 | 16               | WD FR STUC 30    | 1 SNGL FAM - 100% - 2004 |                      |           |             |                |                |             |                    |           |          |             |         |                                       | Heated Area: 2370     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                 | 03               | GABLE/HIP 100    |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       | HX Base Yr 2004       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                    | 03               | COMP SHNGL 100   |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                 | 05               | DRYWALL 100      |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                 | 14               | CARPET 80        |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                 | 08               | SHT VINYL 20     |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                 | 03               | CENTRAL 100      |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                  | 04               | AIR DUCTED 100   |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                      | 4                | 100              |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                     | 3                | 100              |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                         | 02               | WOOD FRAME 100   |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                       | 2.               | 2. 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                                                                                              | 4057.00          |                  |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA             | SUBAREA MARKET VALUE |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                           | 1,970            | 100              | 1,970                    | 219,721              |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                           | 440              | 55               | 242                      | 26,991               |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                           | 26               | 30               | 8                        | 892                  |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                           | 200              | 40               | 80                       | 8,923                |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                           | 400              | 100              | 400                      | 44,613               |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                        | 3,036            |                  | 2,700                    | 301,140              |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                |                  |                  |                          |                      |           |             |                |                |             |                    |           |          |             |         | 96061 INLET COVE CT, 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           | 828.00         | SF             | 5.20        | 5.20               | 100       | 2003     | 2003        | 3       | 84                                    | 3,617                 |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 2                                                                                                             | 0476             | VF 6 SBPL        | 0                        | 100                  | 0         | 0           | 195.00         | LF             | 32.00       | 32.00              | 100       | 2004     | 2004        | 3       | 66                                    | 4,118                 |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 3                                                                                                             | 1076             | TRELLIS A        | 0                        | 100                  | 14        | 10          | 140.00         | SF             | 7.50        | 7.50               | 100       | 2004     | 2004        | 3       | 40                                    | 420                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 4                                                                                                             | 1076             | TRELLIS A        | 0                        | 100                  | 14        | 10          | 140.00         | SF             | 7.50        | 7.50               | 100       | 2004     | 2004        | 3       | 40                                    | 420                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 5                                                                                                             | 0855             | CONC PAVER       | 0                        | 100                  | 14        | 10          | 140.00         | SF             | 7.00        | 7.00               | 100       | 2005     | 2005        | 3       | 87                                    | 853                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 6                                                                                                             | 0855             | CONC PAVER       | 0                        | 100                  | 14        | 10          | 140.00         | SF             | 7.00        | 7.00               | 100       | 2005     | 2005        | 3       | 87                                    | 853                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 10,281                                                                                            |                  |                  |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                              |                  |                  |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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        | LAND VALUE |  |  |                        |  |  |  |  |  |  |  |  |  |
| 1                                                                                                             | 000100           | C                | SFR                      | 100                  |           |             | 0.00           | 0.00           | 1.00        | LT                 |           | 1.00     | 1.00        | 1.00    | 75,000.00                             | 75,000.00             | 75,000     |  |  |                        |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/24/2018 BY KW                                                                                  |                  |                  |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS |                  |                  |                          |                      |           |             |                |                |             |                    |           |          |             |         |                                       |                       |            |  |  |                        |  |  |  |  |  |  |  |  |  |

Diagram showing building layout with dimensions and area calculations.

Basement (BAS 2003): 34' x 46' = 1564 sq ft

First Floor (FGR 2003): 24' x 20' = 480 sq ft

Second Floor (FUS 2003): 20' x 20' = 400 sq ft

Third Floor (FOP 2003): 6' x 3' = 18 sq ft

Roof (FSP 2003): 20' x 20' = 400 sq ft

Heated Area: 2370 sq ft

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1145/0072         | 6/13/2003 | WD        | Q   | I   |        | 172,500    |

GRANTOR: KB HOME

GRANTEE: AHL WILLIAM L & KAR

| 1084/1888 | 10/03/2002 | WD | U | V | 19 | 171,500 |
|-----------|------------|----|---|---|----|---------|
|-----------|------------|----|---|---|----|---------|

GRANTOR: OCEAN REACH JOINT VEN

GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2003] N10 W20 S10 E20 \$ W34 S46

E10 FOP=[YR=2003] S1 E8 N1 W1 N3 W6 S3 W1 \$ E1 N3 E6 S3 E11

FGR=[YR=2003] S11 E20 N24 W10 S4 W10 S9 \$ N9 E10 N4 E10 N33\$

PTR= E15 FUS=[YR=2003] E20 S20 W20 N20 \$ W15 \$ .