



| 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                                                                                                                               | 31               | HARDIE BRD 100 | 0100                                | 01                   | 2,097              | 112.1610    | 101.23         | 212,279        | 2017        | 2017           | 0         | 0        | 2.00        | 98.00   | STANDARD          |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 0% - 2023            |                      |                    |             |                |                |             |                |           |          |             |         |                   | Heated Area: 1856 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   | HX Base Yr        |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 60      |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 40   |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 4 100          |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100          |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Units                                                                                                                                       |                  | 0 100          |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100       |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Quality                                                                                                                                     |                  |                | 04                                  | Quality Level 04     |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |                | 0100                                | SINGLE FAMILY        |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |                |                                     | MKT AREA             |                    |             | 04             |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |                | 4144.00                             |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                        | SUBAREA MARKET VALUE |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| BAS                                                                                                                                         | 1,856            | 100            | 1,856                               | 184,125              |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FGR                                                                                                                                         | 420              | 55             | 231                                 | 22,916               |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                         | 20               | 30             | 6                                   | 595                  |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| PTO                                                                                                                                         | 70               | 5              | 4                                   | 397                  |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 2,366                               |                      | 2,097              | 208,033     |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 95315 MISTWOOD 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                                   | 0                    | 0                  | 0           | 531.00         | SF             | 5.20        | 5.20           | 100       | 2017     | 2017        | 3       | 97                | 2,678             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 2                                                                                                                                           | 0476             | VF 6 SBPL      | 0                                   | 0                    | 0                  | 0           | 80.00          | LF             | 32.00       | 32.00          | 100       | 2018     | 2018        | 3       | 95                | 2,432             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 3                                                                                                                                           | 0470             | VNYL GATE      | 0                                   | 0                    | 0                  | 0           | 1.00           | UT             | 300.00      | 300.00         | 100       | 2018     | 2018        | 3       | 95                | 285               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTAL OB/XF                                                                                                                                 |                  |                |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        | 5,395                       |      |         |      |     |    |        |  |  |  |  |
| 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             | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |
| 1                                                                                                                                           | 000100           | C              | SFR                                 | 0                    |                    |             | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 1.00    | 75,000.00         | 75,000.00         | 75,000                 |                             |      |         |      |     |    |        |  |  |  |  |
| REVIEW DATE 07/05/2022 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS |                  |                |                                     |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |