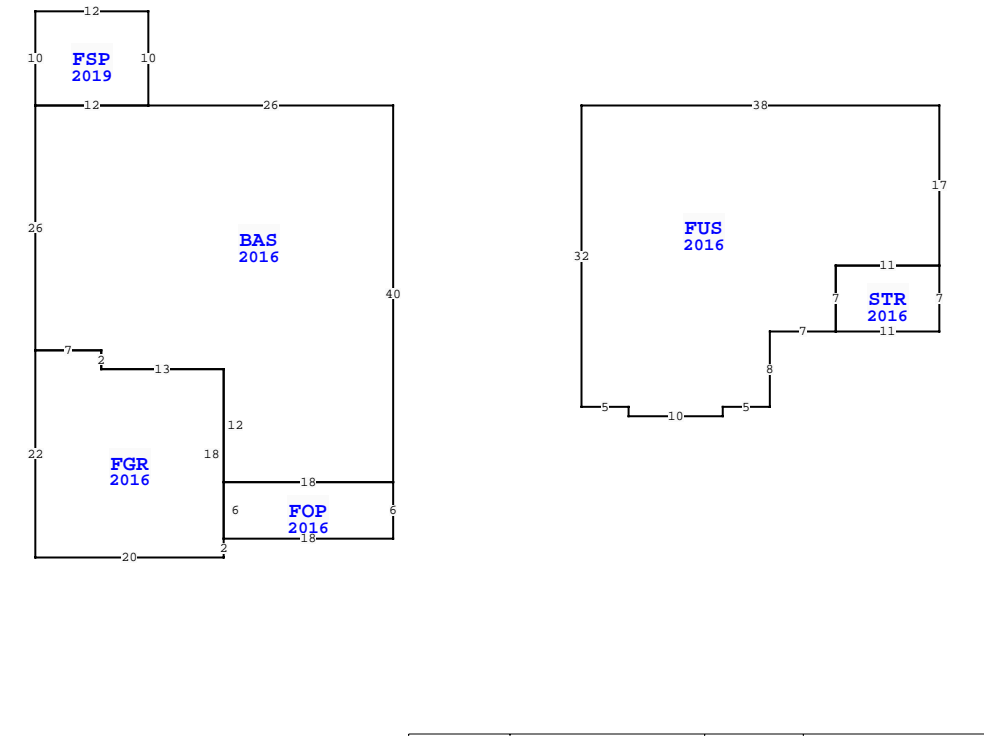


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 05 AVERAGE 70 |
| Exterior Wall | 10 ABOVE AVG 30 |
| Roof Structure | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 70 |
| Interior Floor | 11 CLAY TILE 30 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 4 100 |
| Bathrooms | 2.5 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 2. 2. 100 |
| Units | 0 100 |
| Occupancy | 00 NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,587 | 112.6944 | 101.71 | 263,124 | 2016 | 2016 | 0 | 0 | 0 | 2.50 | 97.50 |



| | | | | |
|------------------|---------------------|-------------|--------------|----------------------|
| 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 | 1,266 | 100 | 1,266 | 125,546 |
| FGR | 414 | 55 | 228 | 22,610 |
| FOP | 108 | 30 | 32 | 3,174 |
| FSP | 120 | 40 | 48 | 4,760 |
| FUS | 1,005 | 100 | 1,005 | 99,664 |
| STR | 77 | 10 | 8 | 794 |
| TOTALS | 2,990 | | 2,587 | 256,546 |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 256,546 |
| TOTAL MARKET OB/XF VALUE | | | 6,526 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 338,072 |
| SOH/AGL Deduction | | | 115,994 |
| ASSESSED VALUE | | | 222,078 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 172,078 |
| TOTAL JUST VALUE | | | 338,072 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 293,514 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1631802 | NEW CONSTR | 279,504 | 02/16/2016 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2068/0803 | 8/26/2016 | SW Q | Q | I | 01 | 237,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: PARRISH STEVEN A & | | | | | | |
| 2023/1468 | 1/14/2016 | SW Q | Q | V | 05 | 203,000 |
| GRANTOR: JP TIMBER LAKES LLC | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

| 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 | 604.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 97 | 3,047 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 30 | 30.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 189 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 100.00 | LF | 32.00 | 32.00 | 100 | 2017 | 2017 | 3 | 94 | 3,008 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2017 | 2017 | 3 | 94 | 282 | |

95002 CHESWICK OAKS DR, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2016] W26 FSP=[YR=2019] N10 W12 S10 E12\$ W12 S26 FGR=[YR=2016] S22 E20 N2 FOP=[YR=2016] E18 N6 W18 S6\$ N18 W13 N2 W7\$ E7 S2 E13 S12 E18 N40\$ PTR=E20 FUS=[YR=2016] E38 S17 STR=[YR=2016] S7 W11 N7 E11\$ W11 S7 W7 S8 W5 S1 W10 N1 W5 N32\$ W20\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | 6,526 | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |