

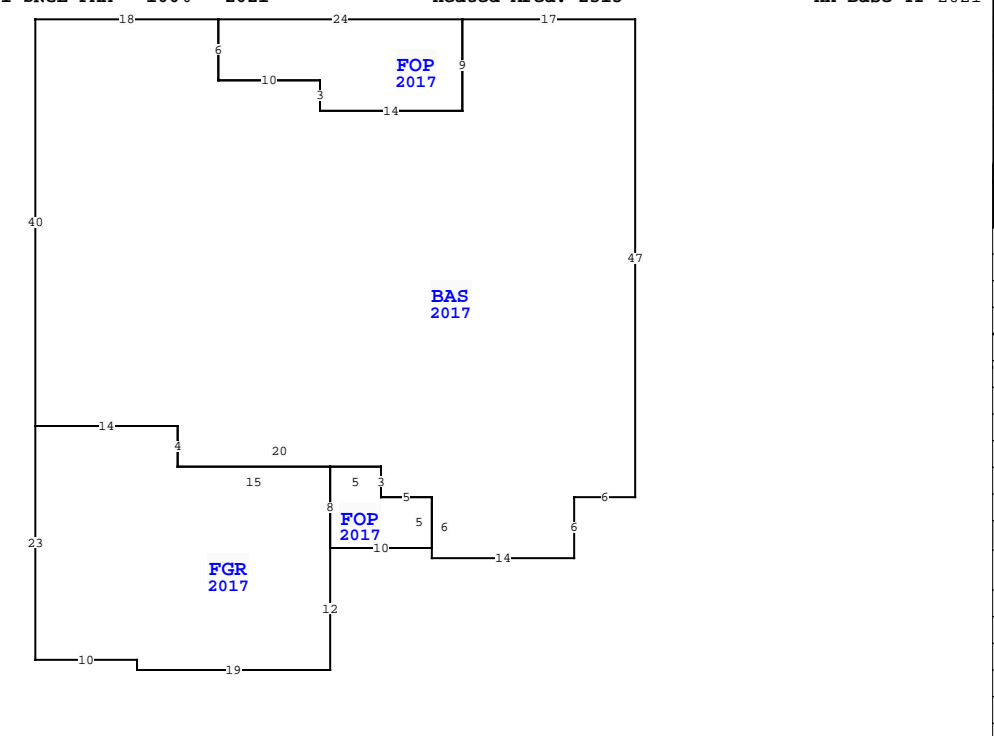


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0900 | 01 | 2,933 | 117.2556 | 139.24 | 408,391 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

| NASSAU COUNTY PROPERTY | | | |
|------------------------|--|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 400,223 |
| TOTAL MARKET OB/XF VALUE | | 97,362 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 582,585 |
| SOH/AGL Deduction | | 255,826 |
| ASSESSED VALUE | | 326,759 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 276,759 |
| TOTAL JUST VALUE | | 582,585 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 484,414 |



| Quality | 04 | Quality Level 04 | | |
|------------------|------------------|------------------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | |
| MAP NUM | | MKT AREA 04 | | |
| NEIGHBORHOOD/LOC | 4069.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,513 | 100 | 2,513 | 342,912 |
| FGR | 626 | 55 | 344 | 46,941 |
| FOP | 65 | 30 | 20 | 2,729 |
| FOP | 186 | 30 | 56 | 7,641 |
| TOTALS | 3,390 | | 2,933 | 400,223 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B202551 | SCRN ENCLSR | 43,470 | 04/06/2020 |
| B1704253 | SWIM POOL | 35,000 | 07/01/2017 |
| B1632523 | NEW CONSTR | 316,311 | 06/20/2016 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2330/1097 | 1/03/2020 | WD | Q | I | 01 | 417,600 |
| GRANTOR: REAVES LEWIS C & MARA | | | | | | |
| GRANTEE: CARTER TODD & VANES | | | | | | |
| 2104/0580 | 2/28/2017 | SW | Q | I | 01 | 343,300 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: REAVES LEWIS C & MA | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0855 | CONC PAVER | 0 100 | 0 | 0 | 1,148.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 11,136 | |
| 2 | 0855 | CONC PAVER | 0 100 | 0 | 0 | 72.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 698 | |
| 3 | 0861 | POOL GUNIT | 0 100 | 0 | 0 | 420.00 | SF | 85.00 | 85.00 | 100 | 2017 | 2017 | 3 | 87 | 31,059 | |
| 4 | 0855 | CONC PAVER | 0 100 | 0 | 0 | 660.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 6,402 | |
| 5 | 0476 | VF 6 SBPL | 0 100 | 0 | 0 | 132.00 | LF | 32.00 | 32.00 | 100 | 2017 | 2017 | 3 | 94 | 3,971 | |
| 6 | 0462 | ST/AL FNC | 0 100 | 0 | 0 | 336.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 87 | 2,923 | |
| 7 | 0911 | SCRN RM A | 0 100 | 60 | 30 | 1,800.00 | SF | 17.50 | 17.50 | 100 | 2020 | 2020 | 3 | 93 | 29,295 | |
| 8 | 0855 | CONC PAVER | 0 100 | 0 | 0 | 720.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 7,128 | |
| 9 | 0525 | GAZEBO | 0 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2020 | 2020 | 3 | 95 | 4,750 | |

| | | |
|--|----------|-----------|
| 96072 GRANDE OAKS LN, FERNANDINA BEACH | BLD DATE | LGL DATE |
| | XF DATE | LAND DATE |
| | INC DATE | AG DATE |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2017] W17 FOP=[YR=2017] W24 S6 E10 S3 E14 N9\$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2017] S23 E10 S1 E19 N12 FOP=[YR=2017] E10 N5 W5 N3 W5 S8 \$ N8 W15 N4 W14\$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47\$. | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | | |