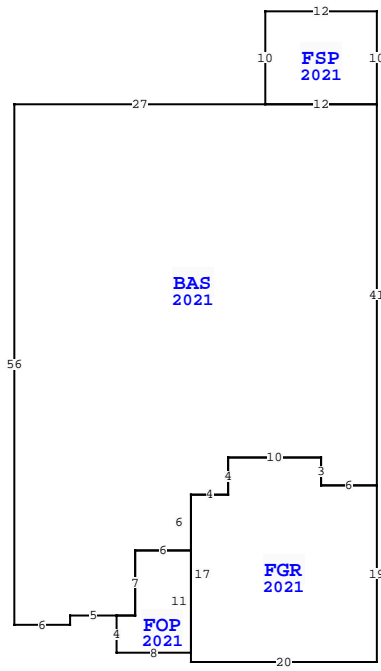




| BUILDING CHARACTERISTICS | |
|--------------------------|--|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 31 HARDIE BRD 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 11 CLAY TILE 100 |
| Air Condition | 03 CENTRAL 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 | 4090.00 |
| AREA TYPE | TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE |
| BAS | 1,803 100 1,803 204,280 |
| FGR | 406 55 223 25,266 |
| FOP | 74 30 22 2,493 |
| FSP | 120 40 48 5,438 |
| TOTALS | 2,403 2,096 237,477 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,096 | 125.5380 | 113.30 | 237,477 | 2021 | 2021 | 0 | 0 | 0.00 | 100.00 | | |
| 1 SINGLE FAM - 0% - 2023 Heated Area: 1803 HX Base Yr | | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 237,477 |
| TOTAL MARKET OB/XF VALUE | | | 3,718 |
| TOTAL LAND VALUE - MARKET | | | 60,000 |
| TOTAL MARKET VALUE | | | 301,195 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 301,195 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 301,195 |
| TOTAL JUST VALUE | | | 301,195 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 276,050 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 21005555 | NEW CONSTR | 260,190 | 05/04/2021 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2544/0064 | 3/03/2022 | WD Q | Q | I | 01 | 403,000 |
| GRANTOR: BARUCH ALLAN S & LUCI | | | | | | |
| GRANTEE: RML SFR PROPCO B LP | | | | | | |
| 2516/0187 | 11/19/2021 | SW Q | Q | I | 01 | 307,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: BARUCH ALLAN S & LU | | | | | | |

| 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | | 715.00 | SF | 5.20 | | | | 5.20 | 3,718 | |

| BLD DATE | | 03/13/2023 | NW | LGL DATE |
|----------|--|------------|----|----------|
| XF DATE | | LAND DATE | | |
| INC DATE | | AG DATE | | |

| BUILDING NOTES | |
|------------------------------------|--|
| 82783 BELVOIR CT, FERNANDINA BEACH | |

| BUILDING DIMENSIONS | |
|---|--|
| FSP=[YR=2021] W12 S10 BAS=[YR=2021] W27 S56 E6 N1 E5 FOP=[YR=2021] S4 E8 FGR=[YR=2021] S1 E20 N19 W6 N3 W10 S4 W4 S17\$ N11 W6 S7 W2\$ E2 N7 E6 N6 E4 N4 E10 S3 E6 N41 W12\$ E12 N10\$. | |

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |