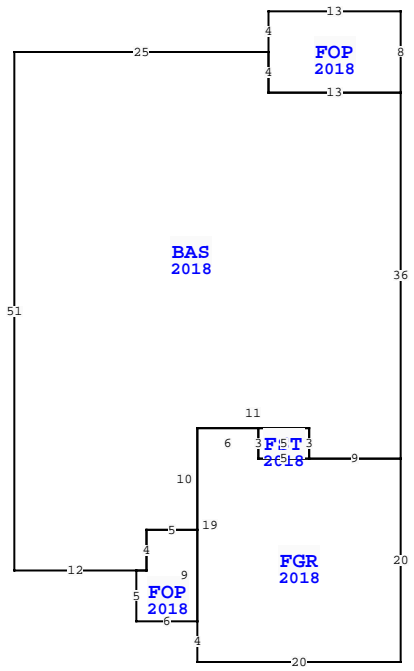


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 70 |
| Exterior Wall | 16 | WD FR STUC | 30 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LVT/LAMMT | 50 |
| Interior Floor | 14 | CARPET | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1.100 | |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 06 | Quality Level | 06 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4035.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,613 | 100 | 1,613 |
| FGR | 418 | 55 | 230 |
| FOP | 50 | 30 | 15 |
| FOP | 104 | 30 | 31 |
| FST | 15 | 55 | 8 |
| TOTALS | 2,200 | | 1,897 |
| | | | 208,734 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 1,897 | 123.9700 | 111.88 | 212,236 | 2018 | 2018 | 0 | 0 | 0 | 1.65 | 98.35 |
| 1 SINGLE FAM - 100% - 2020 Heated Area: 1613 HX Base Yr 2020 | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 208,734 |
| TOTAL MARKET OB/XF VALUE | | | 39,052 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 322,786 |
| SOH/AGL Deduction | | | 134,615 |
| ASSESSED VALUE | | | 188,171 |
| TOTAL EXEMPTION VALUE | HX HB WX | | 55,000 |
| BASE TAXABLE VALUE | | | 133,171 |
| TOTAL JUST VALUE | | | 322,786 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 268,003 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1803533 | SWIM POOL | 30,000 | 04/06/2018 |
| C1709193 | CO ISSUED | 0 | 01/29/2018 |
| B1709193 | NEW CONSTR | 210,958 | 10/01/2017 |
| B1706105 | NEW CONSTR | 210,958 | 10/01/2017 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2177/0426 | 2/12/2018 | WD Q | Q | I | 01 | 218,900 |

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: RASZKIN DONNA J

| 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 | 100 | 0 | 0 | | | 589.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 98 | 3,002 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | | | 36.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 229 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | | | 240.00 | SF | 85.00 | 85.00 | 100 | 2018 | 2018 | 3 | 90 | 18,360 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | | | 608.00 | SF | 17.50 | 17.50 | 100 | 2018 | 2018 | 3 | 86 | 9,150 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | | 336.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 98 | 3,293 | |
| 6 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | | | 42.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 95 | 1,277 | |
| 7 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | | | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 95 | 285 | |
| 8 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | | | 384.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 90 | 3,456 | |
| TOTAL OB/XF | | | | | | | | | | | | | | | 39,052 | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|--------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 94248 WOODBRIER CR, FERNANDINA BEACH | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2018] W13 S4 BAS=[YR=2018] W25 S51 E12 FOP=[YR=2018] S5 E6 FGR=[YR=2018] S4 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5 S W5 N3 W6 S19\$ N9 W5 S4 W1\$ E1 N4 E5 N10 E11 S3 E9 N36 W13 N4\$ S4 E13 N8\$. | | | | | | | | | | | |

| 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 | 000134 | C | SFR POND | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |