



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| 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 | 4035.0100 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,062            | 100         | 2,062        | 224,246              |
| FGR       | 440              | 55          | 242          | 26,318               |
| FOP       | 50               | 30          | 15           | 1,632                |
| FOP       | 210              | 30          | 63           | 6,852                |
| TOTALS    | 2,762            |             | 2,382        | 259,046              |

| EXTRA FEATURES |             |             |     |     |    |   |  |  |  |
|----------------|-------------|-------------|-----|-----|----|---|--|--|--|
| L N            | OB/ XF CODE | DESCRIPTION | BLD | CAP | L  | W |  |  |  |
| 1              | 0810        | CONCRETE A  | 0   | 100 | 19 | 3 |  |  |  |
| 2              | 0811        | CONCRETE B  | 0   | 100 | 0  | 0 |  |  |  |
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| LAND DESCRIPTION |          |            |                      |     |    |
|------------------|----------|------------|----------------------|-----|----|
| L N              | USE CODE | CLS        | LAND USE DESCRIPTION | CAP | F  |
| 1                | 000100   | C          | SFR                  | 100 |    |
|                  |          |            |                      |     |    |
|                  |          |            |                      |     |    |
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|                  |          |            |                      |     |    |
| REVIEW DATE      |          | 12/11/2019 |                      | BY  | KW |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |   |      |        |  |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0100                                                         | 01  | 2,382     | 121.7160    | 109.85         | 261,663        | 2019 | 2019 | 0    | 0    | 0 | 1.00 | 99.00  |  |
| 1 SINGLE FAM - 100% - 2020 Heated Area: 2062 HX Base Yr 2020 |     |           |             |                |                |      |      |      |      |   |      |        |  |

|                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 92018 WOODLAWN DR, FERNANDINA BEACH                                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <div> <div>BLD DATE</div> <div>XF DATE</div> <div>INC DATE</div> </div> <div> <div>LGL DATE</div> <div>LAND DATE</div> <div>AG DATE</div> </div> <div>05/17/2023 MLU</div> |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,950       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1                        |  |  |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 259,046      |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 3,950     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 75,000   |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 337,996         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 102,979          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 235,017             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB 50,000 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 185,017         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 337,996           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 284,364    |  |  |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C190836    | CO ISSUED   | 0       | 11/18/2019 |
| B190836    | NEW CONSTR  | 280,657 | 08/09/2019 |

| SALES DATA        |            |           |     |     |        |            |  |  |  |  |  |  |  |
|-------------------|------------|-----------|-----|-----|--------|------------|--|--|--|--|--|--|--|
| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |  |  |  |  |  |  |
| 2326/1135         | 12/18/2019 | WD Q      | I   | 01  |        | 260,900    |  |  |  |  |  |  |  |

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| GRANTOR: SEDA CONSTRUCTION COM |  |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTEE: GOWDER CHRISTOPHER    |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                          |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2019] W14 FOP=[YR=2019] N10 W21 S10 E21\$ W36 S32    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2019] S22 E20 N22 W20\$ E20 S16 E10 FOP=[YR=2019] S4 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| E8 N4 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E13 N48\$.                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
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