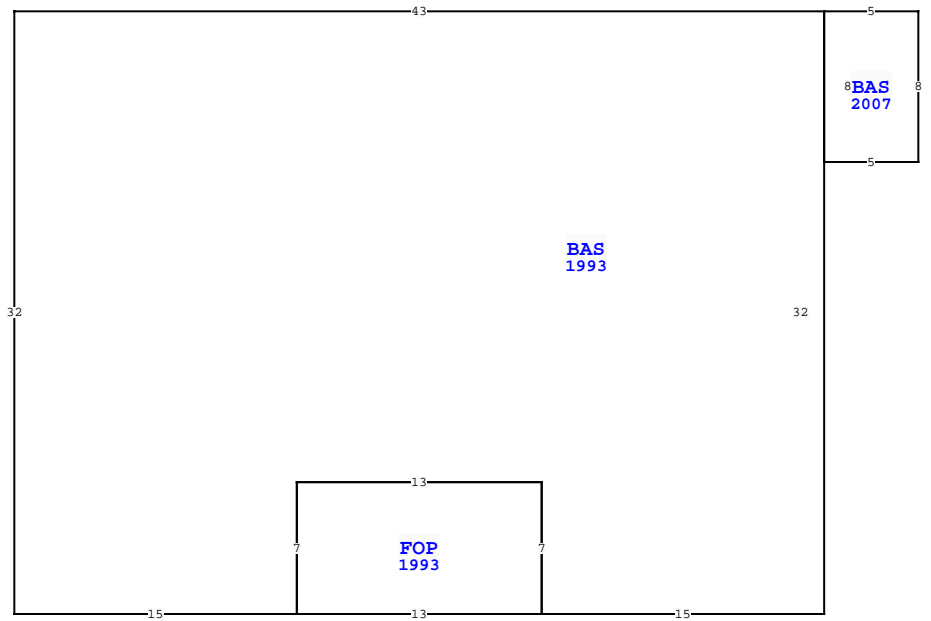


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 20 FACE BRICK 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 14 CARPET 80 |
| Interior Floo | 11 CLAY TILE 20 |
| 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 |
| BUD8 Adjustme | 04 DIST 01 100 |
| 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 | 1,352 | 137.0616 | 123.70 | 167,242 | 1960 | 2005 | 0 | 0 | 12.75 | 87.25 | | |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1325 HX Base Yr | | | | | | | | | | | | | |



| | | | | |
|------------------|---------------------|-------------|--------------|----------------------|
| Quality | 06 Quality Level 06 | | | |
| DOR CODE | 0100 SINGLE FAMILY | | | |
| MAP NUM | MKT AREA 04 | | | |
| NEIGHBORHOOD/LOC | 4005.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,285 | 100 | 1,285 | 138,688 |
| BAS | 40 | 100 | 40 | 4,317 |
| FOP | 91 | 30 | 27 | 2,914 |
| TOTALS | 1,416 | | 1,352 | 145,919 |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 2 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 159,364 |
| TOTAL MARKET OB/XF VALUE | | | 15,296 |
| TOTAL LAND VALUE - MARKET | | | 45,000 |
| TOTAL MARKET VALUE | | | 219,660 |
| SOH/AGL Deduction | | | 31,661 |
| ASSESSED VALUE | | | 187,999 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 187,999 |
| TOTAL JUST VALUE | | | 219,660 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 189,413 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 7890 | XFOB | 12,200 | 03/04/1992 |
| 2870 | H/AC | 2,300 | 01/05/1989 |
| 5606 | CHNGE SRVC | 0 | 12/30/1988 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2137/1288 | 7/31/2017 | WD Q | Q | I | 01 | 196,000 |
| GRANTOR: STURGES DANIEL DAVID | | | | | | |
| GRANTEE: GRUBNER JOHN B JR & | | | | | | |
| 2113/1769 | 4/06/2017 | CT U | I | 18 | | 125,100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: STURGES DANIEL DAVI | | | | | | |

| 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 | 1,796.00 | SF | 5.20 | 5.20 | 100 | 1995 | 1995 | 3 | 72 | 6,724 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 590.00 | SF | 7.50 | 7.50 | 100 | 2008 | 2008 | 3 | 90 | 3,983 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 665.00 | SF | 7.50 | 7.50 | 100 | 2010 | 2010 | 3 | 92 | 4,589 | |

| | | | | | | | | | | | | | | | |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|----------|-----------|
| 96285 DUVAL RD, FERNANDINA BEACH | | | | | | | | | | | | | | BLD DATE | LGL DATE |
| | | | | | | | | | | | | | | XF DATE | LAND DATE |
| | | | | | | | | | | | | | | INC DATE | AG DATE |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W5BAS=[YR=1993] W43 S32 E15 FOP=[YR=1993] E13 N7 W13 S7 \$ N7 E13 S7 E15 N32 \$ S8 E5 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 | 000100 | C | SFR | 0 | | RS-2 | 100.00 | 170.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

