



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 19               | COMMON BRK 90    |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 10    |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 08               | SHT VINYL 50     |              |                      |
| Interior Floor           | 11               | CLAY TILE 50     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 1 100            |              |                      |
| Frame                    | 03               | MASONRY 100      |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| BUD8 Adjustme            | 04               | DIST 01 100      |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 04                   |
| NEIGHBORHOOD/LOC         | 4006.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,058            | 100              | 1,058        | 88,103               |
| FEP                      | 144              | 80               | 115          | 9,576                |
| FOP                      | 66               | 30               | 20           | 1,665                |
| TOTALS                   | 1,268            |                  | 1,193        | 99,344               |

| MARKET ADJUSTMENTS                                      |     |           |             |                |                |      |      |      |      |       |        |  |
|---------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 0100                                                    | 01  | 1,193     | 135.7860    | 122.55         | 146,202        | 1961 | 1975 | 0    | 0    | 32.05 | 67.95  |  |
| 1 SINGLE FAM - 100% - 2014 Heated Area: 1058 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |
|                                                         |     |           |             |                |                |      |      |      |      |       |        |  |
| 95404 ARBOR LN, FERNANDINA BEACH                        |     |           |             |                |                |      |      |      |      |       |        |  |
| BLD DATE: 05/30/2023 MLU                                |     |           |             |                |                |      |      |      |      |       |        |  |
| XF DATE: 05/30/2023 MLU                                 |     |           |             |                |                |      |      |      |      |       |        |  |
| INC DATE: 05/30/2023 MLU                                |     |           |             |                |                |      |      |      |      |       |        |  |

| EXTRA FEATURES |            |             |     |     |    | 95404 ARBOR LN, FERNANDINA BEACH |        |    |       | INC DATE       |           | AG DATE |             |   |        |                 |       |
|----------------|------------|-------------|-----|-----|----|----------------------------------|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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              | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 20                               | 200.00 | SF | 30.00 | 30.00          | 100       | 1980    | 1980        | 3 | 20     | 1,200           |       |
| 2              | 0511       | GARAGE CB-  | 0   | 100 | 24 | 30                               | 720.00 | SF | 40.00 | 40.00          | 100       | 1980    | 1980        | 3 | 35     | 10,080          |       |
| 3              | 0680       | POLE SHED   | 0   | 100 | 10 | 20                               | 200.00 | SF | 10.00 | 10.00          | 100       | 2000    | 2000        | 3 | 29     | 580             |       |
|                |            |             |     |     |    |                                  |        |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |    |                                  |        |    |       |                |           |         |             |   |        |                 |       |
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|                |            |             |     |     |    |                                  |        |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |    |                                  |        |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |    |                                  |        |    |       |                |           |         |             |   |        |                 |       |
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|                |            |             |     |     |    |                                  |        |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |    |                                  |        |    |       |                |           |         |             |   |        |                 |       |
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|                |            |             |     |     |    |                                  |        |    |       |                |           |         |             |   |        |                 |       |
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|                |            |             |     |     |    |                                  |        |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |    |                                  |        |    |       |                |           |         |             |   |        |                 |       |
|                |            |             | </  |     |    |                                  |        |    |       |                |           |         |             |   |        |                 |       |