

**BOLAM DAVID J & SHAWNE S**  
212 N RIDGE DR  
FLEMING ISLAND, FL 32003

44-2N-28-5130-0045-0000

| BUILDING CHARACTERISTICS                                                                                                                  |  |                                     |                  |             |                    |                      |     |                      |             | MARKET ADJUSTMENTS       |                |           |      |                 |      |                |        |                           |                           | NASSAU COUNTY PROPERTY |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|-------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------|------------------|-------------|--------------------|----------------------|-----|----------------------|-------------|--------------------------|----------------|-----------|------|-----------------|------|----------------|--------|---------------------------|---------------------------|------------------------|--|------|--|-----------|--|-----------|--|---------|--|------------|--|----------------|--|------------|--|-----------------------------|--|------|--|---------|--|------|--|-----|--|----|--|--------|--|
| ELEMENT                                                                                                                                   |  | CD                                  | CONSTRUCTION     |             | TYPE               |                      | MDL | EFF. AREA            | TOT ADJ PTS | EFF. BASE RATE           | REPL. COST NEW | AYB       | EYB  | ECON            | FNCT | NORM           | % COND | VALUATION SUMMARY         |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Exterior Wall                                                                                                                             |  | 26                                  | AL SIDING 100    |             | 0820               | 02                   |     | 994                  | 101.0000    | 65.65                    | 65,256         | 1976      | 1976 |                 | 0    | 0              | 70.00  | 30.00                     | VALUATION BY              |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Roof Structur                                                                                                                             |  | 01                                  | FLAT 100         |             | 1 M/H 93- - 0% - 0 |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | STANDARD                  |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Roof Cover                                                                                                                                |  | 01                                  | MINIMUM 100      |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | Tax Group: 4              |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Interior Wall                                                                                                                             |  | 04                                  | PLYWOOD 100      |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | Tax Dist:                 |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Interior Floo                                                                                                                             |  | 08                                  | SHT VINYL 100    |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | BUILDING MARKET VALUE     |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Air Condition                                                                                                                             |  | 03                                  | CENTRAL 100      |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | TOTAL MARKET OB/XF VALUE  |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Heating Type                                                                                                                              |  | 04                                  | AIR DUCTED 100   |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | TOTAL LAND VALUE - MARKET |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Bedrooms                                                                                                                                  |  | 03                                  | 2 100            |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | TOTAL MARKET VALUE        |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Bathrooms                                                                                                                                 |  |                                     | 2 100            |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | SOH/AGL Deduction         |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Frame                                                                                                                                     |  | 02                                  | WOOD FRAME 100   |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | ASSESSED VALUE            |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Stories                                                                                                                                   |  | 1.                                  | 1. 100           |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | TOTAL EXEMPTION VALUE     |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                                                                                                                                           |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | BASE TAXABLE VALUE        |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Units                                                                                                                                     |  |                                     | 0 100            |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | TOTAL JUST VALUE          |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                                                                                                                                           |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | NCON VALUE                |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                                                                                                                                           |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | INCOME VALUE              |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
|                                                                                                                                           |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | PREVIOUS YEAR MKT VALUE   |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| Quality                                                                                                                                   |  | 03                                  | Quality Level 03 |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| DOR CODE                                                                                                                                  |  | 0200                                | MOBILE HOME      |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| MAP NUM                                                                                                                                   |  |                                     | MKT AREA         |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           | 04                        |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| NEIGHBORHOOD/LOC                                                                                                                          |  | 4006.00                             |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| AREA TYPE                                                                                                                                 |  | TOTAL GROSS AREA                    |                  | PCT OF BASE |                    | TOT ADJ AREA         |     | SUBAREA MARKET VALUE |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| BAS                                                                                                                                       |  | 828                                 |                  | 100         |                    | 828                  |     | 16,307               |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| FOP                                                                                                                                       |  | 90                                  |                  | 30          |                    | 27                   |     | 532                  |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| UCP                                                                                                                                       |  | 429                                 |                  | 20          |                    | 86                   |     | 1,694                |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| UST                                                                                                                                       |  | 96                                  |                  | 55          |                    | 53                   |     | 1,044                |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| TOTALS                                                                                                                                    |  | 1,443                               |                  |             |                    | 994                  |     | 19,577               |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| EXTRA FEATURES                                                                                                                            |  | 95143 FLETCHER RD, FERNANDINA BEACH |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| BLD DATE                                                                                                                                  |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| XF DATE                                                                                                                                   |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| INC DATE                                                                                                                                  |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| LGL DATE                                                                                                                                  |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| LAND DATE                                                                                                                                 |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| AG DATE                                                                                                                                   |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 05/30/2023                                                                                                                                |  | MLU                                 |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| BUILDING NOTES                                                                                                                            |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| BUILDING DIMENSIONS                                                                                                                       |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| BAS=[YR=1993] W28 UST=[YR=2009] N12 W8 UCP=[YR=2019] N1 W33 S13 E33 N12\$ S12 E8 \$ W41 S12 E41 FOP=[YR=2014] S6 E15 N6 W15\$ E28 N12\$ . |  |                                     |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| LAND DESCRIPTION                                                                                                                          |  | TOTAL OB/XF                         |                  |             |                    |                      |     |                      |             |                          |                |           |      |                 |      |                |        |                           |                           |                        |  | 546  |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| 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 000102                                                                                                                                  |  | C                                   |                  | SFR/MH      |                    | 0 0005               |     | RS-1                 |             | 148.00                   |                | 157.00    |      | 1.00            |      | LT             |        | 1.00                      |                           | 1.00                   |  | 1.00 |  | 45,000.00 |  | 45,000.00 |  | 45,000  |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |
| REVIEW DATE                                                                                                                               |  | 07/09/2020                          |                  | BY          |                    | KWA                  |     | Total Acres: 0.00    |             | Total Land Value: 45,000 |                | Market: 0 |      | Agricultural: 0 |      | Common: 45,000 |        | PRINTED 08/02/2023 BY SYS |                           |                        |  |      |  |           |  |           |  |         |  |            |  |                |  |            |  |                             |  |      |  |         |  |      |  |     |  |    |  |        |  |