

BLK B {K/A PARCEL B} LOTS 18 &  
19 IN OR 1150/1612  
WILDERS SUB OF NASSAU RIVER

LIGHTSEY CURTIS W  
95446 WILDER BLVD  
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5200-0018-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 06 | BD/BATTEN 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floo            | 08 | SHT VINYL 70   |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4009.00 |                  |

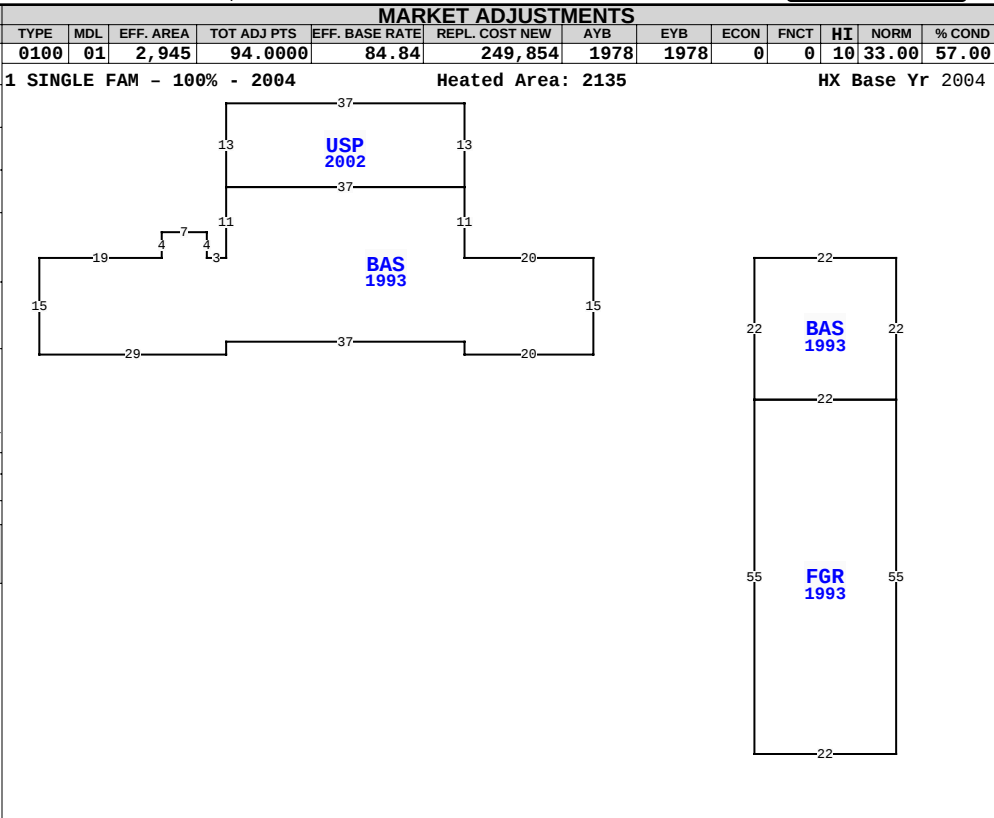
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 484              | 100         | 484          | 23,406               |
| BAS       | 1,651            | 100         | 1,651        | 79,840               |
| FGR       | 1,210            | 55          | 666          | 32,207               |
| USP       | 481              | 30          | 144          | 6,964                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,826 | 2,945 | 142,417 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |         |    |   |          |    |          |                |       |
|----------------|------------|-------------|---------|----|---|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0300       | BOAT DCK W  | 0 100   | 0  | 0 | 477.00   | SF | 0.40     | 0.40           |       |
| 3              | 0812       | CONCRETE C  | 0 100   | 0  | 0 | 2,549.00 | SF | 4.00     | 4.00           |       |
| 4              | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 344.00   | SF | 6.50     | 6.50           |       |
| 9              | 0303       | FLT DOCK W  | 0 100   | 18 | 9 | 162.00   | SF | 0.26     | 0.26           |       |
| 10             | 0311       | WD GANG WY  | 0 100   | 0  | 0 | 231.00   | SF | 0.45     | 0.45           |       |
| 11             | 0322       | BOAT LFT L  | 0 100   | 0  | 0 | 1.00     | UT | 15.00    | 15.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE |
| 1                | 000132   | C   | SFR RIVER            | 100 |     | RS-1     | 120.00 | 350.00 | 150.00      | FF        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 03/12/2019 | BY | KW |
|-------------|------------|----|----|



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/31/2023 |
| INC DATE |  | AG DATE   | MLU        |

| 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   | 0500       | FP-PRE FAB  | 0 100   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1980    | 1980        | 3 | 49     | 1,715           |       |
| 2   | 0300       | BOAT DCK W  | 0 100   | 0  | 0 | 477.00   | SF | 0.40     | 0.40           | 100       | 1987    | 1987        | 3 | 20     | 38              |       |
| 3   | 0812       | CONCRETE C  | 0 100   | 0  | 0 | 2,549.00 | SF | 4.00     | 4.00           | 100       | 1987    | 1987        | 3 | 54.5   | 5,557           |       |
| 4   | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 344.00   | SF | 6.50     | 6.50           | 100       | 1987    | 1987        | 3 | 54.5   | 1,219           |       |
| 9   | 0303       | FLT DOCK W  | 0 100   | 18 | 9 | 162.00   | SF | 0.26     | 0.26           | 100       | 1985    | 1985        | 3 | 20     | 8               |       |
| 10  | 0311       | WD GANG WY  | 0 100   | 0  | 0 | 231.00   | SF | 0.45     | 0.45           | 100       | 1986    | 1986        | 3 | 20     | 21              |       |
| 11  | 0322       | BOAT LFT L  | 0 100   | 0  | 0 | 1.00     | UT | 15.00    | 15.00          | 100       | 1986    | 1986        | 3 | 20     | 3               |       |

| TOTAL OB/XF |          |     |                      |     |     |          |        |        |             |           | 8,561 |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-------|----------|--------|---------|------------|----------------|
| 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 |
| 1           | 000132   | C   | SFR RIVER            | 100 |     | RS-1     | 120.00 | 350.00 | 150.00      | FF        |       | 1.00     | 1.00   | 1.00    | 4,000.00   | 4,000.00       |

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 600,000 | Market: | 0 | Agricultural: | 0 | Common: | 600,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  | 4 |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4 |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 142,417      |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 8,561        |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 600,000      |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 750,978      |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 350,595      |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 400,383      |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 50,000       |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 350,383      |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 750,978      |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  | 0            |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 569,947      |  |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1150/1612                     | 7/03/2003 | WD        | Q   | I   |        | 500,000    |  |
| GRANTOR: MEADOWS INCORPORATED |           |           |     |     |        |            |  |
| GRANTEE: LIGHTSEY CURTIS W    |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W20 N11 USP=[YR=2002] N13 W37 S13 E37\$ W37 S11 W3 N4 W7 S4 W19 S15 E29 N2 E37 S2 E20 N15\$ PTR=E25 BAS=[YR=1993] E22 S22 FGR=[YR=1993] S55 W22 N55 E22\$ W22 N22\$ W25\$. |  |  |  |  |  |  |  |  |  |