



| 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          | PAGE 1 of 2            |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 10               | ABOVE AVG 60     | 0500                     | 01                   | 4,343                           | 102.5640    | 146.15         | 634,729        | 2003        | 2010      | 0           | 0        | 5.70   | 94.30           | VALUATION BY STANDARD  |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 16               | WD FR STUC 40    | 1 SFR CUST - 100% - 2014 |                      |                                 |             |                |                |             |           |             |          |        |                 | Heated Area: 4029      |                |            |                             |      |         |      |     |    |        |  |  | HX Base Yr 2014 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                               | 08               | IRREGULAR 100    |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 50    |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 12               | MODULAR MT 50    |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100      |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                               | 12               | HARDWOOD 70      |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                               | 14               | CARPET 30        |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100      |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100   |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     |                  | 4 100            |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    |                  | 3 100            |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100   |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                      | 2.               | 2. 100           |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 00               | 0 100            |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100         |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                      | 04               | Quality Level 04 |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 2,329            | 100              | 2,329                    | 320,981              |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 280              | 100              | 280                      | 38,589               |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 210              | 30               | 63                       | 8,682                |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 42               | 30               | 13                       | 1,792                |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 793              | 30               | 238                      | 32,801               |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                          | 1,420            | 100              | 1,420                    | 195,704              |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       | 5,074            |                  | 4,343                    | 598,549              |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                  |                          |                      | 95250 COOK RD, FERNANDINA BEACH |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                          | OB/UF CODE       | DESCRIPTION      | BLD CAP                  | L W                  | UNITS                           | UT          | Adj R          | ADJ UNIT PRICE | ORIG COND   | YEAR ON   | YEAR ACTUAL | Q        | % COND | OB/UF MKT VALUE | NOTES                  |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                            | 0810             | CONCRETE A       | 0 100                    | 0 0                  | 580.00                          | SF          | 6.50           | 6.50           | 100         | 2002      | 2002        | 3        | 83     | 3,129           |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0300             | BOAT DCK W       | 0 100                    | 0 0                  | 2,025.00                        | SF          | 40.00          | 40.00          | 100         | 2002      | 2002        | 3        | 32     | 25,920          |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                            | 0310             | AL GANG WY       | 0 100                    | 0 0                  | 16.00                           | LF          | 115.00         | 115.00         | 100         | 2016      | 2016        | 3        | 78     | 1,435           |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                            | 0303             | FLT DOCK W       | 0 100                    | 12 20                | 240.00                          | SF          | 26.00          | 26.00          | 100         | 2016      | 2016        | 3        | 84     | 5,242           |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                            | 0322             | BOAT LFT L       | 0 100                    | 0 0                  | 1.00                            | UT          | 1,500.00       | 1,500.00       | 100         | 2002      | 2002        | 3        | 21     | 315             |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                            | 0500             | FP-PRE FAB       | 0 100                    | 0 0                  | 2.00                            | UT          | 3,500.00       | 3,500.00       | 100         | 2003      | 2003        | 3        | 88     | 6,160           |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                            | 0812             | CONCRETE C       | 0 100                    | 0 0                  | 2,548.00                        | SF          | 4.00           | 4.00           | 100         | 2003      | 2003        | 3        | 84     | 8,561           |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                            | 0510             | GARAGE WD-       | 0 100                    | 38 24                | 912.00                          | SF          | 70.00          | 70.00          | 100         | 2003      | 2003        | 3        | 36     | 22,982          |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 10                                                                                                                                           | 0812             | CONCRETE C       | 0 100                    | 0 0                  | 4,255.00                        | SF          | 4.00           | 4.00           | 100         | 2003      | 2003        | 3        | 84     | 14,297          |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 11                                                                                                                                           | 0861             | POOL GUNIT       | 0 100                    | 33 14                | 462.00                          | SF          | 85.00          | 85.00          | 100         | 2007      | 2007        | 3        | 52     | 20,420          |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                  |                          |                      | TOTAL OB/UF                     |             |                |                |             |           |             |          |        |                 |                        |                | 108,461    |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                            | 000130           | C                | SFR WATER                | 100                  | 0005                            |             | 130.00         | 765.00         | 130.00      | FF        |             | 1.00     | 1.00   | 0.90            | 3,500.00               | 3,150.00       | 409,500    |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/27/2020 BY KW Total Acres: 0.00 Total Land Value: 409,500 Market: 0 Agricultural: 0 Common: 409,500 PRINTED 08/02/2023 BY SYS |                  |                  |                          |                      |                                 |             |                |                |             |           |             |          |        |                 |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |

