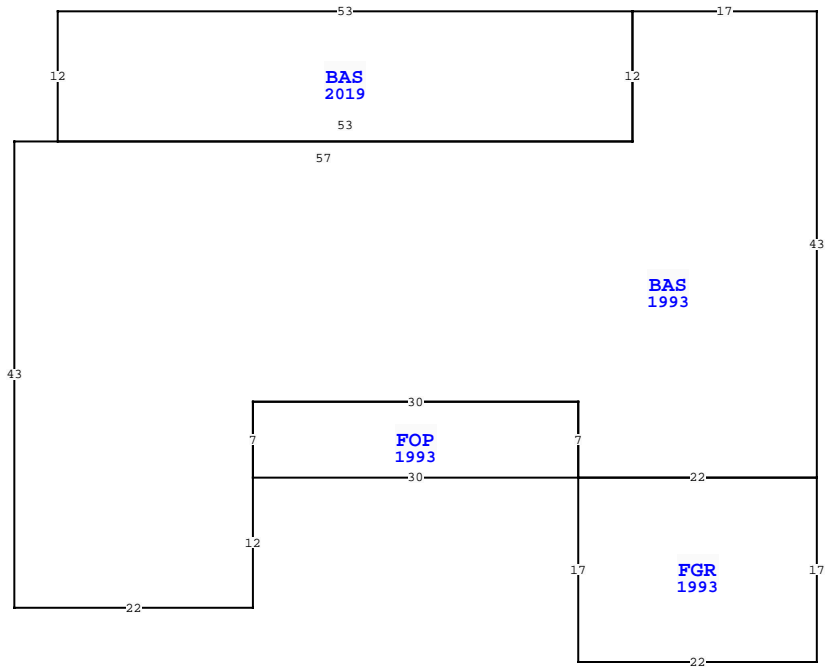


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
Quality	05	Quality Level	05
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
BAS	2,552	100	2,552
BAS	636	100	636
FGR	374	55	206
FOP	210	30	63
TOTALS	3,772		3,457
			315,303

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,457	113.5464	102.48	354,273	1984	2000	0	0	0	11.00	89.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 3188 HX Base Yr 2022													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		455,796	
TOTAL MARKET OB/XF VALUE		110,823	
TOTAL LAND VALUE - MARKET		606,500	
TOTAL MARKET VALUE		1,173,119	
SOH/AGL Deduction		303,458	
ASSESSED VALUE		869,661	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		819,661	
TOTAL JUST VALUE		1,173,119	
NCON VALUE		14,872	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		821,897	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103819	(7) WINDOWS	18,000	03/30/2021
E1631804	ELEC OTHER	0	08/01/2016
007145	CHNGE SRVC	900	07/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/0384	2/17/2021	WD Q	Q	I	01	800,000
GRANTOR: BELL CARLTON T & TERR						
GRANTEE: MULHOLLAND TERESA &						
2046/1930	5/18/2016	SW U	U	I	12	270,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BELL CARLTON T & TE						

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
3	0510	GARAGE WD-	0	100	28	36	1,008.00	SF	26.25	26.25	100	1984	1984	3	20	5,292	
4	0812	CONCRETE C	0	100	0	0	3,165.00	SF	4.00	4.00	100	2002	2002	3	83	10,508	
7	0861	POOL GUNIT	0	100	0	0	720.00	SF	85.00	85.00	100	1990	1990	3	20	12,240	
8	0850	PEBBLE WLK	0	100	0	0	1,402.00	SF	2.10	2.10	100	1990	1990	3	62	1,825	
9	0810	CONCRETE A	0	0	0	0	147.00	SF	6.50	6.50	100	2005	2005	3	87	831	
10	0810	CONCRETE A	0	100	17	25	425.00	SF	6.50	6.50	100	2017	2017	3	97	2,680	
11	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50	6.50	100	2017	2017	3	97	1,513	
12	0300	BOAT DCK W	0	100	0	0	1,890.00	SF	40.00	40.00	100	2017	2017	3	87	65,772	
13	0350	CARPORT WD	0	100	24	14	336.00	SF	13.00	13.00	100	2017	2017	3	82	3,582	

TOTAL OB/XF																								
106,273																								
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	000116	C	SFR MARSH	100		RS-1	200.00	255.00	200.00	FF		1.00	1.00	0.80	3,500.00	2,800.00	560,000							
2	000100	C	SFR	100		RS-1	137.00	158.00	0.62	AC		1.00	1.00	1.00	75,000.00	75,000.00	46,500							

BUILDING NOTES													
BAS=[YR=1993;ORIG=0,0] W17 S12 W57 S43 E22 N12 N7 E30 S7 E22 N43 \$													
BAS=[YR=2019;ORIG=-17,0] W53 S12 E53 N12 \$													
FGR=[YR=1993;ORIG=-22,43] S17 E22 N17 W22 \$													
FOP=[YR=1993;ORIG=-52,43] E30 N7 W30 S7 \$													

REVIEW DATE 03/15/2018 BY KWX																													
Total Acres: 0.62						Total Land Value: 606,500						Market: 0						Agricultural: 0						Common: 606,500					

LOTS 5 6 & 7
R/W IN OR 244/515
DAVID B MITCHELL SUB UNR

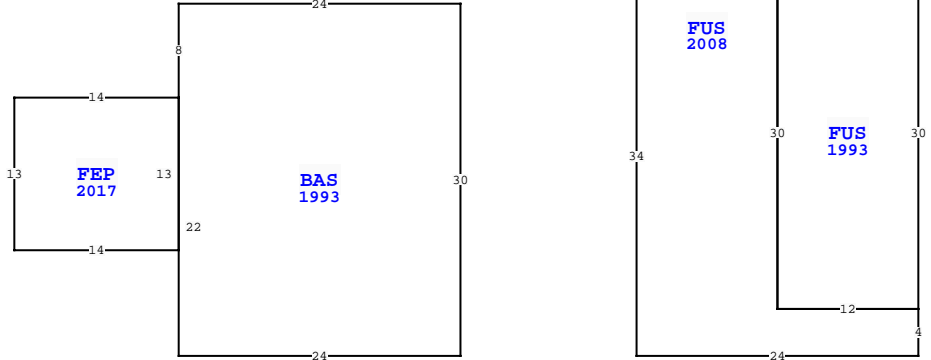
MULHOLLAND TERESA & WILLIAM C
95001 LANIER RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-5070-0005-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	50
Exterior Wall	31	HARDIE BRD	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
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
BAL	120	15	18
BAS	720	100	720
FEP	182	80	146
FUS	360	100	360
FUS	456	100	456
STR	48	10	5
TOTALS	1,886		1,705
			140,493

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,705	110.6750	99.88	170,295	1979	1985	0	0	17.50	82.50
2 SINGLE FAM - 0% - 2022 Heated Area: 1536 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			455,796
TOTAL MARKET OB/XF VALUE			110,823
TOTAL LAND VALUE - MARKET			606,500
TOTAL MARKET VALUE			1,173,119
SOH/AGL Deduction			303,458
ASSESSED VALUE			869,661
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			819,661
TOTAL JUST VALUE			1,173,119
NCON VALUE			14,872
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			821,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/0384	2/17/2021	WD Q	Q	I	01	800,000
GRANTOR: BELL CARLTON T & TERR						
GRANTEE: MULHOLLAND TERESA &						
2046/1930	5/18/2016	SW U	U	I	12	270,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BELL CARLTON T & TE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/30/2023	MLU

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	
14	0323	BOAT LFT H	0	100	0	0		1.00	UT 2,500.00	2,500.00	100	2017	2017	3	82	2,050	
15	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2010	2010	3	50	2,500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] N30 W24 S8 FEP=[YR=2017] W14 S13 E14 N13\$ S22 E24\$ PTR= E15 FUS=[YR=2008] E24 N4 FUS=[YR=1993] N30 BAL=[YR=2008] N10 W12 S6 STR=[YR=2008] W12 S4 E12 N4\$ S4 E12\$ W12 S30 E12\$ W12 N30 W12 S34\$ W15\$.	

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
Total Acres: 0.62 Total Land Value: 606,500 Market: 0 Agricultural: 0 Common: 606,500																								