

LOT 20  
IN OR 2207/277  
PALM BLUFF SUB PB 6/6-7

HALL HEATHER HOLLAND & JOSEPH BENJAMIN  
96076 PALM DRIVE  
FERNANDINA BEACH, FL 32034

2023

46-3N-28-560P-0020-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100   |              |                      |
| Roof Structur            | 08               | IRREGULAR 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 13               | LVT/LAMNT 90     |              |                      |
| Interior Floo            | 11               | CLAY TILE 10     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 3.5 100          |              |                      |
| 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         | 4023.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,687            | 100              | 2,687        | 403,441              |
| FGR                      | 775              | 55               | 426          | 63,962               |
| FOP                      | 160              | 30               | 48           | 7,207                |
| FOP                      | 563              | 30               | 169          | 25,374               |
| STR                      | 24               | 10               | 2            | 300                  |
| TOTALS                   | 4,209            |                  | 3,332        | 500,285              |

| MARKET ADJUSTMENTS       |     |           |             |                |                |                   |      |                 |      |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|-----------------|------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON            | FNCT | NORM | % COND |
| 0500                     | 01  | 3,332     | 105.8920    | 150.90         | 502,799        | 2020              | 2020 | 0               | 0    | 0.50 | 99.50  |
| 1 SFR CUST - 100% - 2021 |     |           |             |                |                | Heated Area: 2687 |      | HX Base Yr 2021 |      |      |        |
|                          |     |           |             |                |                |                   |      |                 |      |      |        |
| BLD DATE                 |     |           |             | LGL DATE       |                |                   |      |                 |      |      |        |
| XF DATE                  |     |           |             | LAND DATE      |                |                   |      |                 |      |      |        |

**HALL HEATHER HOLLAND & JOSEPH BENJAMIN**  
96076 PALM DRIVE  
FERNANDINA BEACH, FL 32034

**46-3N-28-560P-0020-0000**

| BUILDING CHARACTERISTICS |  |    |  |              |  |  | MARKET ADJUSTMENTS |     |           |             |                |                |  |     |     |      |      | NASSAU COUNTY PROPERTY |      |        |                   |                           |  |  |  |  |  |  | PAGE 2 of 2 |  |  |  | 4 |
|--------------------------|--|----|--|--------------|--|--|--------------------|-----|-----------|-------------|----------------|----------------|--|-----|-----|------|------|------------------------|------|--------|-------------------|---------------------------|--|--|--|--|--|--|-------------|--|--|--|---|
| ELEMENT                  |  | CD |  | CONSTRUCTION |  |  | TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW |  | AYB | EYB | ECON | FNCT |                        | NORM | % COND | VALUATION SUMMARY |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        | VALUATION BY      |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | STANDARD                  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | Tax Group: 4              |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | Tax Dist:                 |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | BUILDING MARKET VALUE     |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | 500,285                   |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | 80,196                    |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | 130,000                   |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | TOTAL MARKET VALUE        |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | 710,481                   |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | SOH/AGL Deduction         |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | 209,560                   |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | ASSESSED VALUE            |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | 500,921                   |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | HX HB                     |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | 50,000                    |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | BASE TAXABLE VALUE        |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | 450,921                   |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | TOTAL JUST VALUE          |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | 710,481                   |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | NCON VALUE                |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | 0                         |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | INCOME VALUE              |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   | 526,045                   |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |  |              |  |  |                    |     |           |             |                |                |  |     |     |      |      |                        |      |        |                   |                           |  |  |  |  |  |  |             |  |  |  |   |