

LOT 69  
WATERWAY OAKS AT OYSTER BAY  
HARBOR PB 7/93

AYCOCK FAMILY TRUST/AYCOCK AARON TRUSTEE  
96038 PARK PLACE  
FERNADINA BEACH, FL 32034

2023

46-3N-28-6205-0069-0000



| 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            | 11 | CLAY TILE 70   |
| Interior Floo            | 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                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

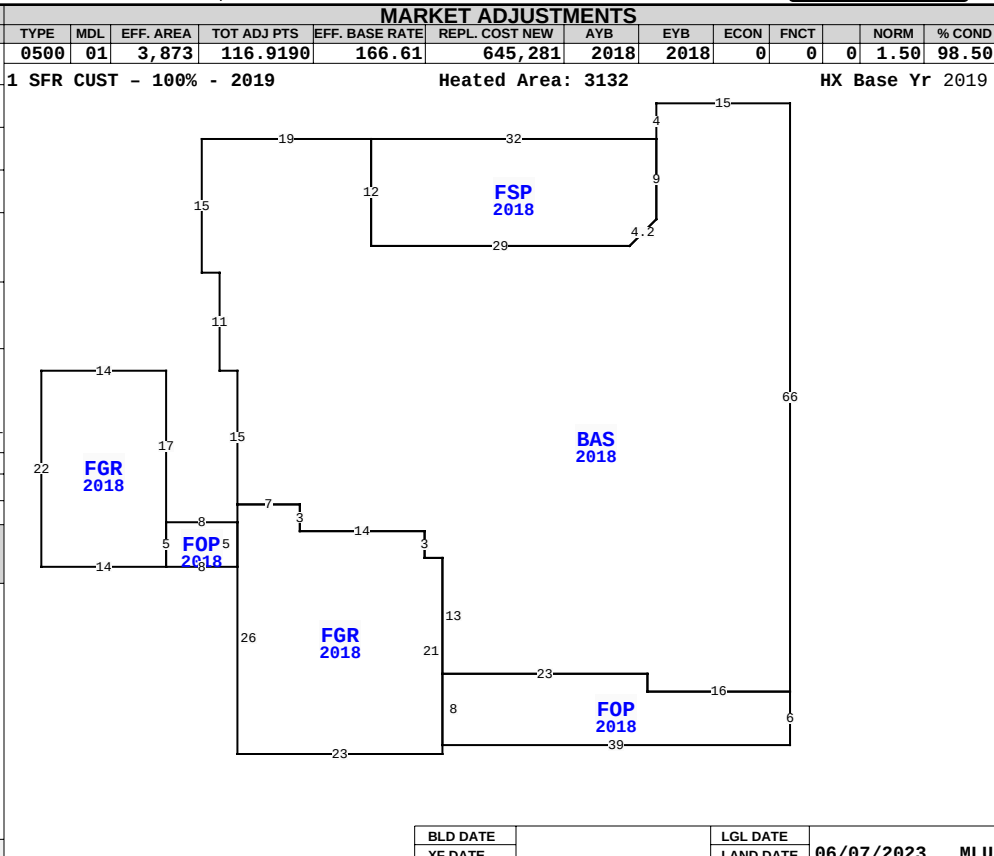
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4079.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,132            | 100         | 3,132        | 513,996              |
| FGR       | 308              | 55          | 169          | 27,735               |
| FGR       | 590              | 55          | 324          | 53,172               |
| FOP       | 40               | 30          | 12           | 1,969                |
| FOP       | 280              | 30          | 84           | 13,785               |
| FSP       | 380              | 40          | 152          | 24,945               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,730 |  | 3,873 | 635,602 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |        |    |        |                |           |         |
|----------------|------------|-------------|---------|-----|---|--------|----|--------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS  | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0855       | CONC PAVER  | 0 100   | 55  | 4 | 220.00 | SF | 10.00  | 10.00          | 100       | 2018    |
| 2              | 0855       | CONC PAVER  | 0 100   | 0   | 0 | 565.00 | SF | 10.00  | 10.00          | 100       | 2018    |
| 3              | 0462       | ST/AL FNC   | 0 100   | 210 | 0 | 840.00 | SF | 10.00  | 10.00          | 100       | 2018    |
| 4              | 0463       | FENCE GATE  | 0 100   | 0   | 0 | 2.00   | UT | 300.00 | 300.00         | 100       | 2018    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000133   | C   | SFR LAKE             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |



|                                |          |  |           |            |     |
|--------------------------------|----------|--|-----------|------------|-----|
| 96038 PARK PL, FERNADINA BEACH | BLD DATE |  | LGL DATE  | 06/07/2023 | MLU |
|                                | XF DATE  |  | LAND DATE |            |     |
|                                | INC DATE |  | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 635,602     |
| TOTAL MARKET OB/XF VALUE  |  |  | 15,823      |
| TOTAL LAND VALUE - MARKET |  |  | 135,000     |
| TOTAL MARKET VALUE        |  |  | 786,425     |
| SOH/AGL Deduction         |  |  | 266,091     |
| ASSESSED VALUE            |  |  | 520,334     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 470,334     |
| TOTAL JUST VALUE          |  |  | 786,425     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 641,699     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1803891   | CO ISSUED   | 0       | 12/14/2018 |
| B1803891   | NEW CONSTR  | 430,176 | 04/17/2018 |

| SALES DATA                    |            |           |     |     |            |
|-------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 2626/1233                     | 2/28/2023  | QC        | U   | I   | 11         |
| GRANTOR: AYCOCK AARON & SHARA |            |           |     |     | SALE PRICE |
| GRANTEE: AYCOCK FAMILY TRUST  |            |           |     |     | 100        |
| 2243/1621                     | 12/14/2018 | SW        | Q   | I   | 02         |
| GRANTOR: HOLDER JOHNSON HOMES |            |           |     |     | 650,700    |
| GRANTEE: AYCOCK AARON & SHAR  |            |           |     |     |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W15 S4 FSP=[YR=2018] W32 S12 E29 U3 R3 N9\$ S9 D3 L3 W29 N12 W19 S15 E2 S11 E2 S15 FGR=[YR=2018] S2 FOP=[YR=2018] W8 FGR=[YR=2018] N17 W14 S22 E14 N5\$ S5 E8 N5\$ S26 E23 N1 FOP=[YR=2018] E39 N6 W16 N2 W23 S8\$ N21 W2 N3 W14 N3 W7\$ E7 S3 E14 S3 E2 S13 E23 S2 E16 N66\$. |  |  |  |  |  |  |  |  |  |  |  |