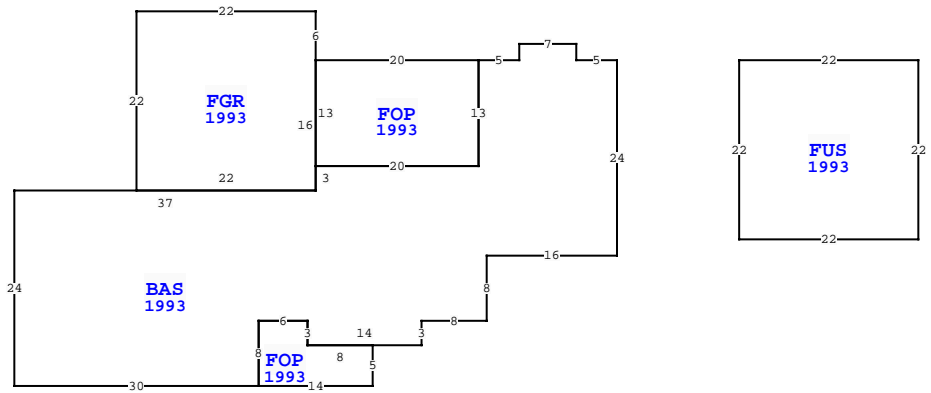


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 17 | CB STUCCO | 60 |
| Exterior Wall | 12 | CEDAR | 40 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 70 |
| Interior Floor | 18 | SLATE | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 2. | 2.100 | |
| Units | | 0 | 100 |
| BUD8 Adjustme | 05 | DIST 1A | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 06 | Quality Level | 06 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2031.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,684 | 100 | 1,684 |
| FGR | 484 | 55 | 266 |
| FOP | 88 | 30 | 26 |
| FOP | 260 | 30 | 78 |
| FUS | 484 | 100 | 484 |
| TOTALS | 3,000 | | 2,538 |
| | | | 326,826 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0900 | 01 | 2,538 | 125.6352 | 157.04 | 398,568 | 1987 | 1987 | 0 | 0 | 18.00 | 82.00 | | |
| 1 SNGL FAM - 100% - 2000 Heated Area: 2168 HX Base Yr 2000 | | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 2 |
| VALUATION BY | | STANDARD | |
| Tax Group: 8 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 326,826 | |
| TOTAL MARKET OB/XF VALUE | | 21,399 | |
| TOTAL LAND VALUE - MARKET | | 250,000 | |
| TOTAL MARKET VALUE | | 598,225 | |
| SOH/AGL Deduction | | 307,223 | |
| ASSESSED VALUE | | 291,002 | |
| TOTAL EXEMPTION VALUE | | 50,000 | |
| BASE TAXABLE VALUE | | 241,002 | |
| TOTAL JUST VALUE | | 598,225 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 514,622 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| B0107935 | SWIM POOL | 14,100 | 02/01/2001 |
| E017732 | CHNGE SRVC | 0 | 02/01/2001 |
| BP 3638 | N/A | 67,600 | 09/26/1986 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0895/1256 | 8/18/1999 | WD | Q | I | | 240,000 |
| GRANTOR: STRICKLAND JUDY A | | | | | | |
| GRANTEE: KELLUM HERBERT C & | | | | | | |
| 0849/1030 | 9/21/1998 | WD | Q | I | | 205,000 |
| GRANTOR: BOTTORFF JERRY L & KA | | | | | | |
| GRANTEE: STRICKLAND JUDY A | | | | | | |

| 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 |
| 1 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1987 | 1987 | 3 | 62 | 1,240 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 420.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 52 | 1,420 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 34 | 204.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 52 | 690 | |
| 4 | 0820 | WOOD WALK | 0 | 100 | 0 | 324.00 | SF | 11.75 | 11.75 | 100 | 1995 | 1995 | 3 | 40 | 1,523 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 24 | 288.00 | SF | 85.00 | 85.00 | 100 | 2001 | 2001 | 3 | 27 | 6,610 | |
| 6 | 0845 | KOOL DECK | 0 | 100 | 0 | 742.00 | SF | 7.25 | 7.25 | 100 | 2001 | 2001 | 3 | 80 | 4,304 | |
| 7 | 0871 | POOL HTR R | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2001 | 2001 | 3 | 20 | 400 | |
| 8 | 0875 | HOT TUB | 0 | 100 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2001 | 2001 | 3 | 20 | 240 | |
| 9 | 0811 | CONCRETE B | 0 | 100 | 0 | 928.00 | SF | 5.20 | 5.20 | 100 | 1995 | 1995 | 3 | 70 | 3,378 | |
| 10 | 0810 | CONCRETE A | 0 | 100 | 16 | 128.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 682 | |

| 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 |
| 1 | 000100 | C | SFR | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 250,000.00 | 250,000.00 | 250,000 | | | | | | | |

LOT 34
IN OR 895/1256
EGANS BLUFF #1 PB 5/93

KELLUM HERBERT C & GAYLE W
2127 LAKESIDE DRIVE S
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0034-0000

| 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 | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 326,826 TOTAL MARKET OB/XF VALUE 21,399 TOTAL LAND VALUE - MARKET 250,000 TOTAL MARKET VALUE 598,225 SOH/AGL Deduction 307,223 ASSESSED VALUE 291,002 TOTAL EXEMPTION VALUE 50,000 HX HB BASE TAXABLE VALUE 241,002 TOTAL JUST VALUE 598,225 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 514,622 | | | | | | | | | | | |
| DOR CODE 0100 SINGLE FAMILY | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | |
| MAP NUM MKT AREA 02 | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD DATE TYPE Q V RSN SALE Number INST U I CD PRICE 0895/1256 8/18/1999 WD Q I 240,000 GRANTOR: STRICKLAND JUDY A GRantee: KELLUM HERBERT C & 0849/1030 9/21/1998 WD Q I 205,000 GRANTOR: BOTTORFF JERRY L & KA GRantee: STRICKLAND JUDY A | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 2031.00 | | | | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | |
| TOTALS | | | | | | | | | | BLD DATE XF DATE INC DATE | | | | | | | | | | LGL DATE LAND DATE AG DATE 03/13/2024 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 | | | | | | | | | | | | | | | |
| 11 | 1242 | WD DECK A | 0 100 | 24 | 19 | 456.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 912 | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF 912 | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |