



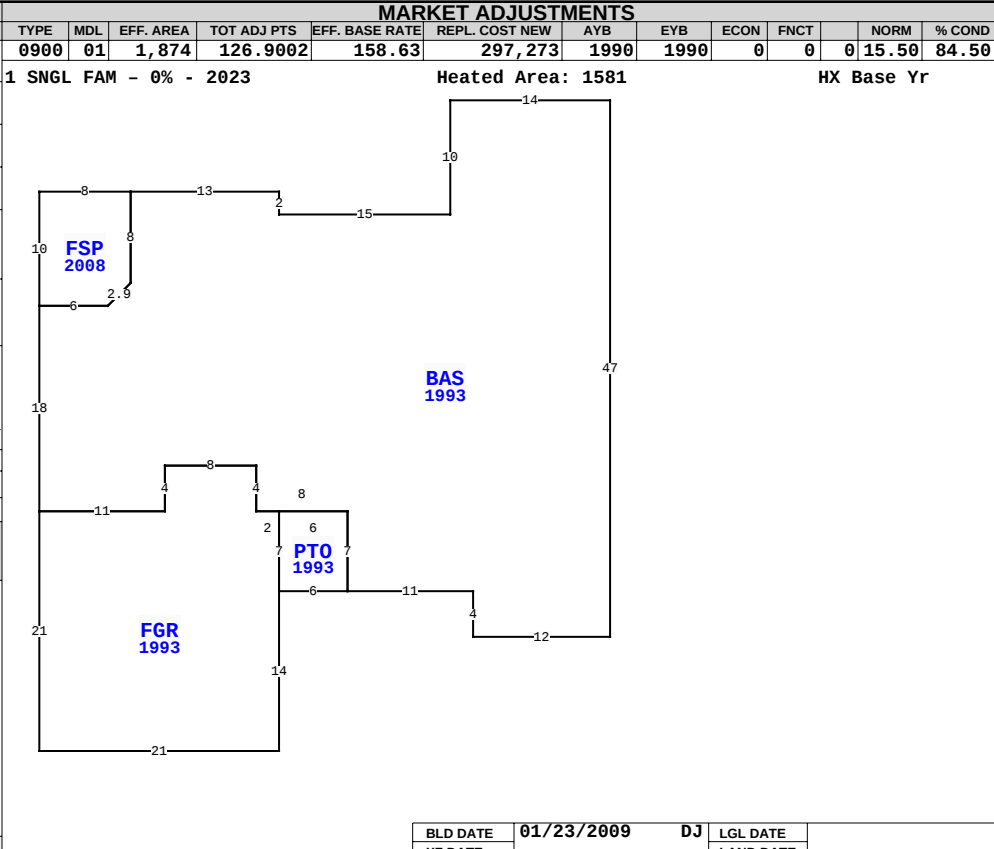
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 80   |
| Exterior Wall            | 16 | WD FR STUC 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 11 | CLAY TILE 20   |
| 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            |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 02      |
| NEIGHBORHOOD/LOC | 2025.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,581            | 100         | 1,581        | 211,921              |
| FGR       | 473              | 55          | 260          | 34,851               |
| FSP       | 78               | 40          | 31           | 4,156                |
| PTO       | 42               | 5           | 2            | 268                  |
| TOTALS    | 2,174            |             | 1,874        | 251,196              |

| EXTRA FEATURES |            |             |         |   |    |          |    |          |       |
|----------------|------------|-------------|---------|---|----|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS    | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0       | 0 | 0  | 1.00     | UT | 3,500.00 |       |
| 2              | 0812       | CONCRETE C  | 0       | 0 | 0  | 1,135.00 | SF | 4.00     |       |
| 3              | 0810       | CONCRETE A  | 0       | 0 | 22 | 66.00    | SF | 6.50     |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 0   | 0003 | RSF-2    | 0.00  | 0.00  | 1.00        |



| 1820 STERLING LN, FERNANDINA BEACH |    |          |                |           | XF DATE  |             | LAND DATE |        |                 |       |
|------------------------------------|----|----------|----------------|-----------|----------|-------------|-----------|--------|-----------------|-------|
|                                    |    |          |                |           | INC DATE |             | AG DATE   |        |                 |       |
| UNITS                              | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q         | % COND | OB/XF MKT VALUE | NOTES |
| 1.00                               | UT | 3,500.00 | 3,500.00       | 100       | 1990     | 1990        | 3         | 68     | 2,380           |       |
| 1,135.00                           | SF | 4.00     | 4.00           | 100       | 1990     | 1990        | 3         | 59.5   | 2,701           |       |
| 66.00                              | SF | 6.50     | 6.50           | 100       | 2003     | 2003        | 3         | 83     | 356             |       |
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| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 5,437       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 8              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 251,196   |  |             |
| TOTAL MARKET OB/XF VALUE  | 5,437     |  |             |
| TOTAL LAND VALUE - MARKET | 180,000   |  |             |
| TOTAL MARKET VALUE        | 436,633   |  |             |
| SOH/AGL Deduction         | 0         |  |             |
| ASSESSED VALUE            | 436,633   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 436,633   |  |             |
| TOTAL JUST VALUE          | 436,633   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 425,094   |  |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B23666     | REPAIR/RRF  | 9,500  | 06/01/2010 |
| B22037     | REMODEL     | 1,988  | 10/01/2008 |
| 03422      | H/AC        | 2,300  | 06/11/1990 |
| 6732       | NEW CONSTR  | 1,800  | 06/08/1990 |
| 3913       | NEW CONSTR  | 2,400  | 05/15/1990 |
| 6454       | NEW CONSTR  | 54,633 | 05/11/1990 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 2545/0187                      | 1/11/2022 | LE        | U     | I     | 11     |
| GRANTOR: NATCHEV MARY HELEN    |           |           |       |       |        |
| GRANTEE: NATCHEV ALAIN & NIC   |           |           |       |       |        |
| 2543/0321                      | 1/11/2022 | QC        | U     | I     | 11     |
| GRANTOR: NATCHEV MARY HELEN L/ |           |           |       |       |        |
| GRANTEE: NATCHEV MARIE H AKA   |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
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| BUILDING DIMENSIONS                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W14 S10 W15 N2 W13 FSP=[YR=2008] W8 S10 E6 U2 R2 N8\$ S8 L2 D2 W6 S18 FGR=[YR=1993] S21 E21 N14 PTO=[YR=1993] E6 N7 W6 S7\$ N7 W2 N4 W8 S4 W11\$ E11 N4 E8 S4 E8 S7 E11 S4 E12 N47\$. |  |  |  |  |  |  |  |  |  |