

**CORNICK RACHELLE D**  
2151 CUMBERLAND CT  
FERNANDINA BEACH, FL 32034

00-00-30-0310-0031-0000

| BUILDING CHARACTERISTICS |                  |                |                      |                      |         |          | MARKET ADJUSTMENTS                                                              |        |                |             |                |                |        |         |                 |                | NASSAU COUNTY PROPERTY    |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|----------------|----------------------|----------------------|---------|----------|---------------------------------------------------------------------------------|--------|----------------|-------------|----------------|----------------|--------|---------|-----------------|----------------|---------------------------|-----------------------------|-------------------|---------|------|-----|----|----------|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | PAGE 1 of 1               |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| ELEMENT                  | CD               |                |                      |                      |         |          | TYPE                                                                            | MDL    | EFF. AREA      | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB    | EYB     | ECON            | FNCT           | NORM                      | % COND                      | VALUATION SUMMARY |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 05               | AVERAGE 70     |                      |                      |         |          | 0900                                                                            | 01     | 1,394          | 132.5168    | 165.65         | 230,916        | 1984   | 1995    | 0               | 0              | 13.83                     | 86.17                       | VALUATION BY      |         |      |     |    | STANDARD |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 12               | CEDAR 30       |                      |                      |         |          | 1 SNGL FAM - 100% - 2011                                                        |        |                |             |                |                |        |         |                 |                | Heated Area: 1190         |                             |                   |         |      |     |    |          |  |  | HX Base Yr 2011 |  |  |  |  |  |  |  |  |  |
| Roof Structure           | 03               | GABLE/HIP 100  |                      |                      |         |          | <p>PTO<br/>1993</p> <p>BAS<br/>1993</p> <p>FGR<br/>1993</p> <p>FOP<br/>1993</p> |        |                |             |                |                |        |         |                 |                | BUILDING MARKET VALUE     |                             |                   |         |      |     |    |          |  |  | 198,980         |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | TOTAL MARKET OB/XF VALUE  |                             |                   |         |      |     |    |          |  |  | 2,583           |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | TOTAL LAND VALUE - MARKET |                             |                   |         |      |     |    |          |  |  | 150,000         |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 14               | CARPET 80      |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | TOTAL MARKET VALUE        |                             |                   |         |      |     |    |          |  |  | 351,563         |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 08               | SHT VINYL 20   |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | SOH/AGL Deduction         |                             |                   |         |      |     |    |          |  |  | 224,089         |  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | ASSESSED VALUE            |                             |                   |         |      |     |    |          |  |  | 127,474         |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | TOTAL EXEMPTION VALUE     |                             |                   |         |      |     |    |          |  |  | HX HB 50,000    |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 2 100          |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | BASE TAXABLE VALUE        |                             |                   |         |      |     |    |          |  |  | 77,474          |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 2 100          |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | TOTAL JUST VALUE          |                             |                   |         |      |     |    |          |  |  | 351,563         |  |  |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | NCON VALUE                |                             |                   |         |      |     |    |          |  |  | 0               |  |  |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100         |                      |                      |         |          | INCOME VALUE                                                                    |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0 100          |                      |                      |         |          | PREVIOUS YEAR MKT VALUE                                                         |        |                |             |                |                |        |         |                 |                | 302,844                   |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| 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         |                  | 2009.00        |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA         | SUBAREA MARKET VALUE |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,190            | 100            | 1,190                | 169,862              |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| FGR                      | 330              | 55             | 182                  | 25,979               |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 40               | 30             | 12                   | 1,713                |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| PTO                      | 190              | 5              | 10                   | 1,428                |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 1,750          |                      | 1,394                | 198,980 |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                      |                      |         |          | 2151 CUMBERLAND CT, FERNANDINA BEACH                                            |        |                |             |                |                |        |         |                 |                | BLD DATE                  |                             |                   |         |      |     |    |          |  |  | LGL DATE        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | XF DATE                   |                             |                   |         |      |     |    |          |  |  | LAND DATE       |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                | INC DATE                  |                             |                   |         |      |     |    |          |  |  | AG DATE         |  |  |  |  |  |  |  |  |  |
| 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          | 04/03/2024 MLU            |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| 1                        | 0810             | CONCRETE A     | 0 100                | 51                   | 9       | 459.00   | SF                                                                              | 6.50   | 6.50           | 100         | 1984           | 1984           | 3      | 44      | 1,313           |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| 2                        | 0810             | CONCRETE A     | 0 100                | 65                   | 3       | 195.00   | SF                                                                              | 6.50   | 6.50           | 100         | 1984           | 1984           | 3      | 44      | 558             |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| 3                        | 0810             | CONCRETE A     | 0 100                | 20                   | 3       | 60.00    | SF                                                                              | 6.50   | 6.50           | 100         | 1984           | 1984           | 3      | 44      | 172             |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| 4                        | 0810             | CONCRETE A     | 0 100                | 7                    | 3       | 21.00    | SF                                                                              | 6.50   | 6.50           | 100         | 1984           | 1984           | 3      | 44      | 60              |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| 5                        | 0940             | SHEDS/PORT     | 0 100                | 8                    | 10      | 80.00    | SF                                                                              | 30.00  | 30.00          | 100         | 1995           | 1995           | 3      | 20      | 480             |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                |                      |                      |         |          | TOTAL OB/XF                                                                     |        |                |             |                |                |        |         |                 |                | 2,583                     |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP                  | R D     | LOC ZONE | FRONT                                                                           | DEPTH  | TOT LND UTS    | UNIT TYPE   | D T            | DPTH 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                  | 0006    | RSF-2    | 90.00                                                                           | 121.00 | 1.00           | LT          |                | 1.00           | 1.00   | 1.00    | 150,000.00      | 150,000.00     | 150,000                   |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |         |          |                                                                                 |        |                |             |                |                |        |         |                 |                |                           |                             |                   |         |      |     |    |          |  |  |                 |  |  |  |  |  |  |  |  |  |