

LOT 90  
IN OR 1578/895  
ISLE DE MAI AT AMELIA PB 7/12

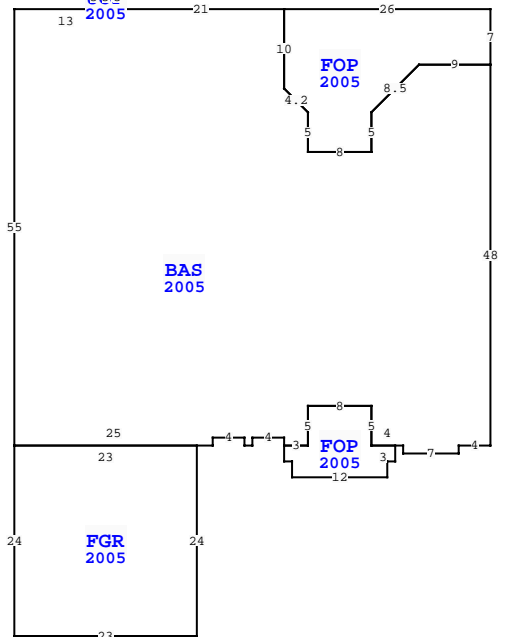
DAS PRANAB K REVOCABLE TRUST/DAS FRANCESCA M REVOC  
534 SANTA MARIA DRIVE  
FERNANDINA BEACH, FL 32034

**2024**

00-00-31-087I-0090-0000

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |              |
|--------------------------|------------------|------------------|--------------|
| ELEMENT                  | CD               |                  |              |
| Exterior Wall            | 16               | WD FR STUC       | 100          |
| Roof Structur            | 03               | GABLE/HIP        | 100          |
| Roof Cover               | 03               | COMP SHNGL       | 100          |
| Interior Wall            | 05               | DRYWALL          | 100          |
| Interior Floor           | 11               | CLAY TILE        | 80           |
| Interior Floor           | 14               | CARPET           | 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                  | 03               | Quality Level 03 |              |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |
| MAP NUM                  |                  | MKT AREA         | 01           |
| NEIGHBORHOOD/LOC         | 1079.00          |                  |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA |
| BAS                      | 2,958            | 100              | 2,958        |
| FGR                      | 552              | 55               | 304          |
| FOP                      | 92               | 30               | 28           |
| FOP                      | 302              | 30               | 91           |
| UOP                      | 9                | 20               | 2            |
| TOTALS                   | 3,913            |                  | 3,383        |
|                          |                  |                  | 539,297      |

| MARKET ADJUSTMENTS |     |             |             |                |                |                 |     |      |      |      |        |  |
|--------------------|-----|-------------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|--|
| TYPE               | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB | ECON | FNCT | NORM | % COND |  |
| 1                  | SFR | CUST - 100% | - 2010      |                |                |                 |     |      |      |      |        |  |
| Heated Area: 2958  |     |             |             |                |                | HX Base Yr 2010 |     |      |      |      |        |  |



| NASSAU COUNTY PROPERTY    |       | PAGE 1 of 1 | 2       |
|---------------------------|-------|-------------|---------|
| VALUATION SUMMARY         |       |             |         |
| VALUATION BY              |       | STANDARD    |         |
| Tax Group: 2              |       | Tax Dist:   |         |
| BUILDING MARKET VALUE     |       |             | 539,297 |
| TOTAL MARKET OB/XF VALUE  |       |             | 15,339  |
| TOTAL LAND VALUE - MARKET |       |             | 150,000 |
| TOTAL MARKET VALUE        |       |             | 704,636 |
| SOH/AGL Deduction         |       |             | 344,955 |
| ASSESSED VALUE            |       |             | 359,681 |
| TOTAL EXEMPTION VALUE     | HX HB |             | 50,000  |
| BASE TAXABLE VALUE        |       |             | 309,681 |
| TOTAL JUST VALUE          |       |             | 704,636 |
| NCON VALUE                |       |             | 0       |
| INCOME VALUE              |       |             |         |
| PREVIOUS YEAR MKT VALUE   |       |             | 670,660 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20051002   | GAS         | 1,000   | 01/06/2005 |
| 20042422   | H/AC        | 8,000   | 12/27/2004 |
| 20042131   | NEW CONSTR  | 2,000   | 11/12/2004 |
| 20042118   | OTHER       | 5,000   | 11/10/2004 |
| 20041868   | NEW CONSTR  | 200,000 | 10/15/2004 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1578/0895                      | 7/24/2008  | WD        | U     | I     | 01     | 100        |
| GRANTOR: DAS PRANAB K & FRANCE |            |           |       |       |        |            |
| GRANTEE: DAS PRANAB K & FRAN   |            |           |       |       |        |            |
| 1448/1362                      | 10/02/2006 | WD        | Q     | I     |        | 649,900    |
| GRANTOR: SEDA CONSTRUCTION COM |            |           |       |       |        |            |
| GRANTEE: DAS PRANAB K & FRAN   |            |           |       |       |        |            |

| EXTRA FEATURES |            | 534 SANTA MARIA DR, FERNANDINA BEACH |         |     |   |          |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|--------------------------------------|---------|-----|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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              | 0500       | FP-PRE FAB                           | 0       | 100 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2005    | 2005        | 3 | 89     | 3,115           |       |
| 2              | 0855       | CONC PAVER                           | 0       | 100 | 0 | 1,411.00 | SF | 10.00    | 10.00          | 100       | 2005    | 2005        | 3 | 86     | 12,135          |       |
| 3              | 0810       | CONCRETE A                           | 0       | 100 | 4 | 16.00    | SF | 6.50     | 6.50           | 100       | 2005    | 2005        | 3 | 86     | 89              |       |

| LAND DESCRIPTION |          | TOTAL OB/XF 15,339 |                      |     |      |          |       |       |             |           |   |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|--------------------|----------------------|-----|------|----------|-------|-------|-------------|-----------|---|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS                | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D | 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 | 0003 | R-1      | 0.00  | 0.00  | 1.00        | LT        |   | 1.00     | 1.00   | 1.00    | 150,000.00 | 150,000.00     | 150,000    |                             |      |         |      |     |    |        |

| BUILDING NOTES  |  |
|---|--|
| <p><b>BUILDING DIMENSIONS</b></p> <p>FOP=[YR=2005] W26 BAS=[YR=2005] W21 UOP=[YR=2005] N3 W3 S3 E3\$ W13 S55 FGR=[YR=2005] S24 E23 N24 W23 \$E25 N1 E4 S1 E1 N1 E4 S1 FOP=[YR=2005] S2 E1 S2 E12 N2 E1 N2W3 N5 W8 S5 W3 \$ E3 N5 E8 S5 E4 S1 E7 N1 E4 N48 W9 D6 L6 S5 W8 N5 U3 L3 N10\$ S10 D3 R3 S5 E8 N5 U6 R6 E9 N7 \$ .</p> |  |