



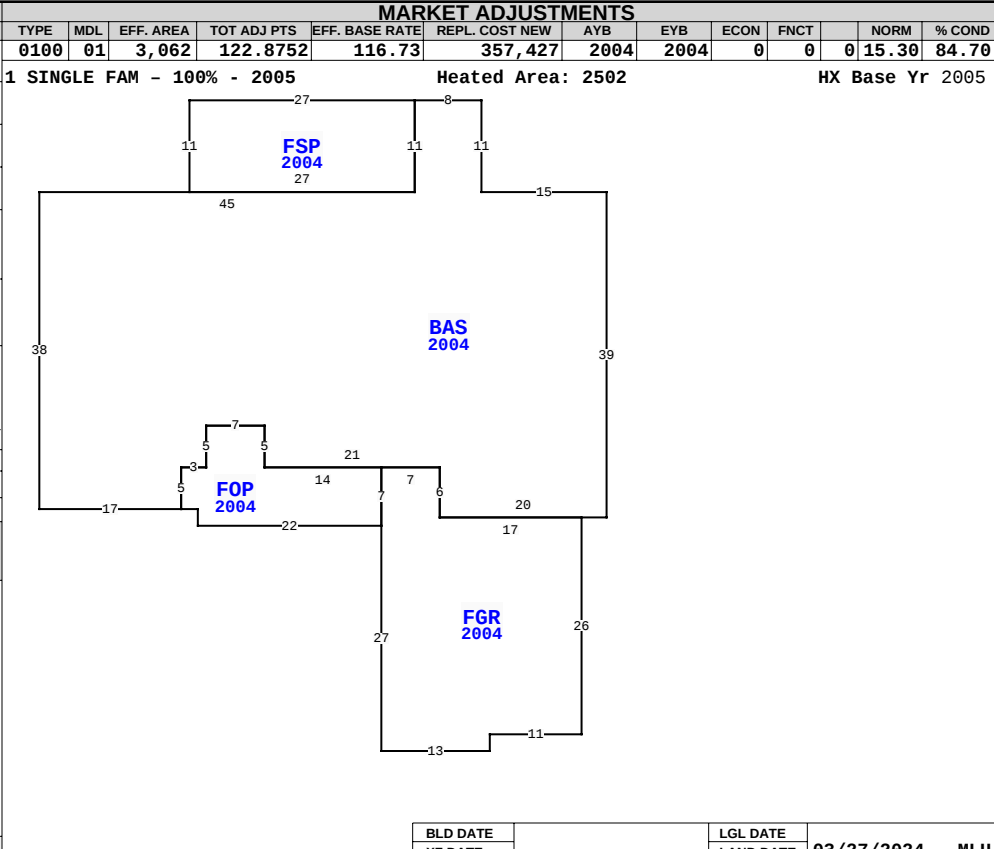
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 80  |
| Exterior Wall            | 23 | REINF CONC 20  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 80    |
| Interior Floo            | 15 | HARDTILE 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 03 | MASONRY 100    |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1012.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,502            | 100         | 2,502        | 247,373              |
| FGR       | 692              | 55          | 381          | 37,669               |
| FOP       | 199              | 30          | 60           | 5,932                |
| FSP       | 297              | 40          | 119          | 11,766               |
| TOTALS    | 3,690            |             | 3,062        | 302,741              |

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2004    |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 10 | 10 | 100.00   | SF | 30.00    | 30.00          | 100       | 2004    |
| 3              | 0350       | CARPORT WD  | 0 100   | 10 | 6  | 60.00    | SF | 13.00    | 13.00          | 100       | 2004    |
| 4              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 1,600.00 | SF | 6.50     | 6.50           | 100       | 2004    |
| 5              | 0810       | CONCRETE A  | 0 100   | 5  | 11 | 55.00    | SF | 6.50     | 6.50           | 100       | 2004    |
| 6              | 1127       | BRICK 8"    | 0 100   | 11 | 4  | 44.00    | SF | 11.00    | 11.00          | 100       | 2004    |
| 7              | 0825       | BRICK       | 0 100   | 5  | 4  | 20.00    | SF | 25.00    | 25.00          | 100       | 2004    |
| 8              | 0825       | BRICK       | 0 100   | 5  | 5  | 25.00    | SF | 6.25     | 6.25           | 100       | 2004    |

| 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                | 000100   | C   | SFR                  | 100 |     | R-1      | 100.00 | 152.00 | 100.00      | FF        | 1   |



|                                     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 2029 ATLANTIC AVE, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 14,043                  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
| PAGE 1 of 1 2             |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |  |
| Tax Group: 2              |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 302,741   |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 14,043    |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 368,000   |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 684,784   |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 381,196   |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 303,588   |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 50,000    |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 253,588   |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 684,784   |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 580,339   |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20040385   | GAS         | 1,000   | 03/02/2004 |
| 20040392   | H/AC        | 6,000   | 03/02/2004 |
| 20040090   | NEW CONSTR  | 14,000  | 01/20/2004 |
| 20040054   | NEW CONSTR  | 0       | 01/13/2004 |
| 20034139   | OTHER       | 4,000   | 11/17/2003 |
| 20040000   | NEW CONSTR  | 314,000 | 11/01/2003 |

| SALES DATA                     |  |            |              |        |        |                   |               |  |  |
|--------------------------------|--|------------|--------------|--------|--------|-------------------|---------------|--|--|
| OFF RECORD<br>Number           |  | DATE       | TYPE<br>INST | Q<br>U | V<br>I | R<br>S<br>N<br>CD | SALE<br>PRICE |  |  |
| 2400/1489                      |  | 10/13/2020 | LE           | U      | I      | 11                | 100           |  |  |
| GRANTOR: STEVENSON JOHN L & KA |  |            |              |        |        |                   |               |  |  |
| GRANTEE: KERR HILARY S & JOH   |  |            |              |        |        |                   |               |  |  |
| 0748/1342                      |  | 1/12/1996  | WD           | Q      | V      |                   | 26,000        |  |  |
| GRANTOR: ROLAND BILLY G & DEBB |  |            |              |        |        |                   |               |  |  |
| GRANTEE: STEVENSON JOHN L &    |  |            |              |        |        |                   |               |  |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W15 N11 W8 FSP=[YR=2004] W27 S11 E27 N11\$ S11 W45 S38 E17 FOP=[YR=2004] E2 S2 E22 FGR=[YR=2004] S27 E13 N2 E11 N26 W17 N6 W7 S7\$ N7 W14 N5 W7 S5 W3 S5\$ N5 E3 N5 E7 S5 E21 S6 E20 N39\$ . |  |  |  |  |  |  |  |  |  |  |  |