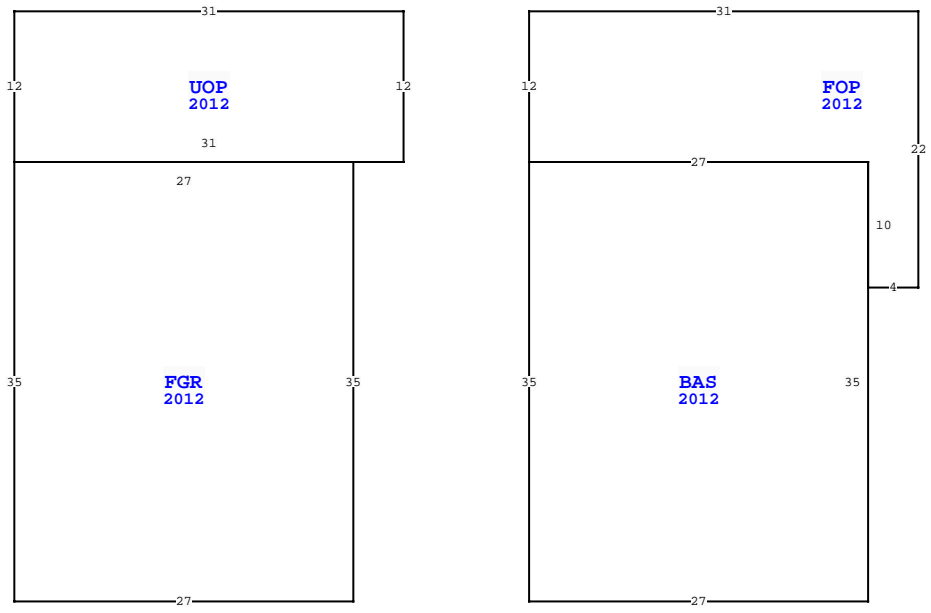


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 10 ABOVE AVG 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 12 HARDWOOD 100 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 1 100 |
| Bathrooms | 2 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 2. 2. 100 |
| Units | 0 100 |
| Occupancy | 00 NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0900 | 01 | 1,663 | 119.0000 | 148.75 | 247,371 | 2012 | 2012 | 0 | 0 | 5.00 | 95.00 | |
| 1 SNGL FAM - 100% - 2020 Heated Area: 945 HX Base Yr 2020 | | | | | | | | | | | | |



| Quality | 03 Quality Level 03 | | | |
|------------------|---------------------|-------------|--------------|----------------------|
| DOR CODE | 0100 SINGLE FAMILY | | | |
| MAP NUM | MKT AREA 01 | | | |
| NEIGHBORHOOD/LOC | 1041.0100 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 945 | 100 | 945 | 133,541 |
| FGR | 945 | 55 | 520 | 73,483 |
| FOP | 412 | 30 | 124 | 17,523 |
| UOP | 372 | 20 | 74 | 10,458 |
| TOTALS | 2,674 | | 1,663 | 235,002 |

| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 |
|---------------------------|-------|-----------|-------------|
| VALUATION SUMMARY | | | 2 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 235,002 |
| TOTAL MARKET OB/XF VALUE | | | 8,535 |
| TOTAL LAND VALUE - MARKET | | | 265,000 |
| TOTAL MARKET VALUE | | | 508,537 |
| SOH/AGL Deduction | | | 137,143 |
| ASSESSED VALUE | | | 371,394 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 321,394 |
| TOTAL JUST VALUE | | | 508,537 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 483,052 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|---------|------------|
| 20120872 | 4'-6' WOOD FENCE | 0 | 05/15/2012 |
| 20112291 | NEW CONSTR | 158,000 | 12/28/2011 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----------|--------|------------|--|
| OFF RECORD Number | DATE | TYPE INST | Q / V / I | RSN CD | SALE PRICE | |
| 2328/1609 | 12/30/2019 | WD Q | Q / I | 01 | 416,000 | |
| GRANTOR: VENIERIS GEORGE REV L | | | | | | |
| GRANTEE: MASTIN WENDELL C & | | | | | | |
| 1761/0631 | 10/11/2011 | WD Q | V / I | 02 | 83,000 | |
| GRANTOR: COURSON CHARLES A TRU | | | | | | |
| GRANTEE: VENIERIS GEORGE TRU | | | | | | |

| 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 | 0810 | CONCRETE A | 0 | 100 | 48 | 27 | | | 6.50 | 100 | 2012 | 2012 | 3 | 93 | 7,834 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 29 | 4 | | | 6.50 | 100 | 2012 | 2012 | 3 | 93 | 701 | |

| | | | | | | | | | | | | | | | | | |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|-----|
| 438 TARPON AVE, FERNANDINA BEACH | | | | | | | | | | | | | BLD DATE | | LGL DATE | 03/20/2024 | MLU |
| | | | | | | | | | | | | | XF DATE | | LAND DATE | | |
| | | | | | | | | | | | | | INC DATE | | AG DATE | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| UOP=[YR=2012] W31S12 FGR=[YR=2012] S35E27 N35W27\$ E31N12\$ PTR=E10 FOP=[YR=2012] S12 BAS=[YR=2012] S35E27N35 W27\$ E27S10E4N22W31\$ W10\$. | | | | | | | | | | | | |

| 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 | 0006 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 5,300.00 | 5,300.00 | 265,000 | | | | | | | | |