



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 13 | STAND SEAM 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 70   |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 70  |
| Frame                    | 04 | REIN CONC 30   |
| Stories                  | 3. | 3. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

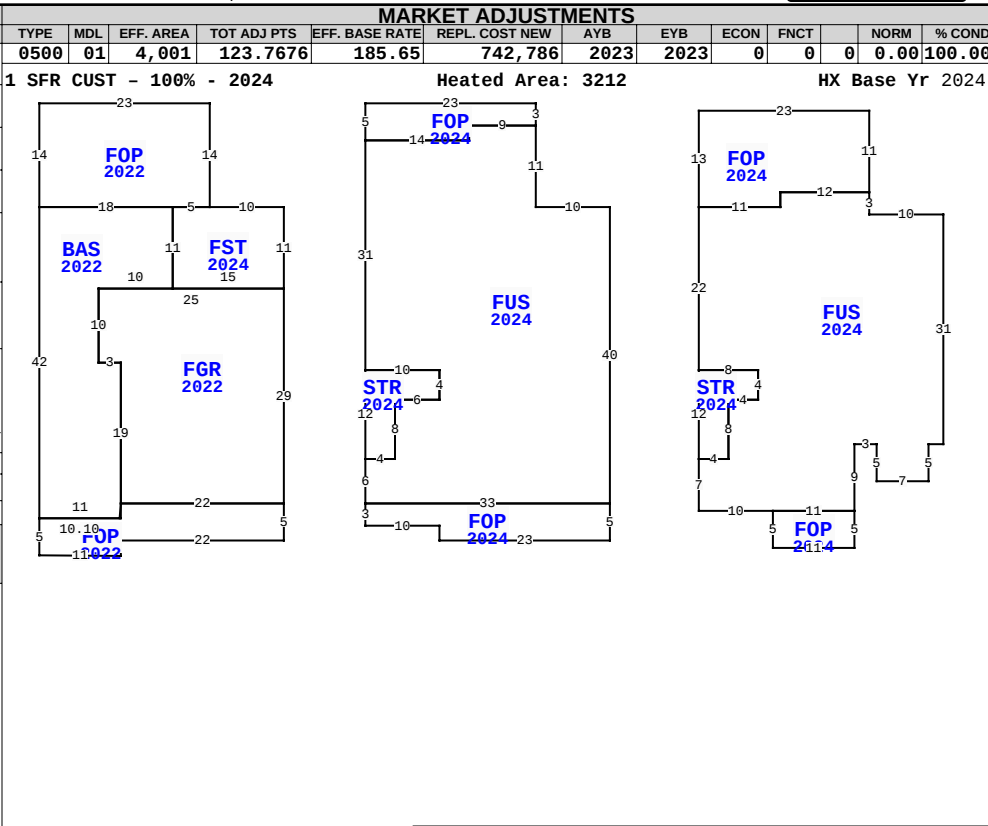
|                  |           |
|------------------|-----------|
| NEIGHBORHOOD/LOC | 1025.0100 |
|------------------|-----------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 509              | 100         | 509          | 94,496               |
| FGR       | 668              | 55          | 367          | 68,134               |
| FOP       | 166              | 30          | 50           | 9,283                |
| FOP       | 322              | 30          | 97           | 18,008               |
| FOP       | 55               | 30          | 16           | 2,970                |
| FOP       | 97               | 30          | 29           | 5,384                |
| FOP       | 145              | 30          | 44           | 8,169                |
| FOP       | 275              | 30          | 82           | 15,223               |
| FST       | 165              | 55          | 91           | 16,894               |
| FUS       | 1,230            | 100         | 1,230        | 228,350              |
| TOTALS    | 5,241            |             | 4,001        | 742,786              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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   | 0409       | ELEVATOR R  | 0   | 100 | 0 | 0 | 1.00   | UT | 10,200.00 | 10,200.00      | 100       | 2024    | 2023        |   | 100    | 10,200          |       |
| 2   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 708.00 | SF | 10.00     | 10.00          | 100       | 2024    | 2023        |   | 100    | 7,080           |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 312.00 | SF | 85.00     | 85.00          | 100       | 2024    | 2023        |   | 100    | 26,520          |       |
| 4   | 0871       | POOL HTR R  | 0   | 100 | 0 | 0 | 1.00   | UT | 2,000.00  | 2,000.00       | 100       | 2024    | 2023        |   | 100    | 2,000           |       |
| 5   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 480.00 | SF | 10.00     | 10.00          | 100       | 2024    | 2023        |   | 100    | 4,800           |       |
| 6   | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 162.00 | LF | 32.00     | 32.00          | 100       | 2024    | 2023        |   | 100    | 5,184           |       |
| 7   | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 | 2.00   | UT | 300.00    | 300.00         | 100       | 2024    | 2023        |   | 100    | 600             |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |



|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| ** This building has 13 Sub-Areas   | BLD DATE | LGL DATE  | 03/20/2024 | MLU |
| 540 SEA ISLAND DR, FERNANDINA BEACH | XF DATE  | LAND DATE |            |     |
|                                     | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |          |     | 56,384 |
|-------------|----------|-----|--------|
| L N         | USE CODE | CLS |        |
| 1           | 000100   | C   |        |

| NASSAU COUNTY PROPERTY    |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY         |              |  | STANDARD    |   |
| VALUATION BY              | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     | 742,786      |  |             |   |
| TOTAL MARKET OB/XF VALUE  | 56,384       |  |             |   |
| TOTAL LAND VALUE - MARKET | 375,000      |  |             |   |
| TOTAL MARKET VALUE        | 1,174,170    |  |             |   |
| SOH/AGL Deduction         | 0            |  |             |   |
| ASSESSED VALUE            | 1,174,170    |  |             |   |
| TOTAL EXEMPTION VALUE     | HX HB        |  |             |   |
| BASE TAXABLE VALUE        | 1,124,170    |  |             |   |
| TOTAL JUST VALUE          | 1,174,170    |  |             |   |
| NCON VALUE                | 799,170      |  |             |   |
| INCOME VALUE              |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   | 275,000      |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 20222120   | CO          |     | 07/28/2023 |
| 20222358   | SWIM POOL   | 0   | 07/01/2022 |
| 20222120   | NEW CONSTR  | 0   | 05/24/2022 |

| SALES DATA        |           |           |       |       |         |
|-------------------|-----------|-----------|-------|-------|---------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD  |
| 2472/1140         | 6/18/2021 | WD        | Q     | V     | 01      |
|                   |           |           |       |       | 250,000 |

|                             |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|
| GRANTOR: NAUTICAL VIEW LLC  |  |  |  |  |  |
| GRANTEE: HADAWAY TIM & GALE |  |  |  |  |  |

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

| BUILDING DIMENSIONS                                                                              |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------|--|--|--|--|--|
| FUS=[YR=2024;ORIG=4,-9] E14 N2 E9 S11 E10 S40 W33 N6 E4 N8 E6 N4 W10 N31 \$                      |  |  |  |  |  |
| FUS=[YR=2024;ORIG=49,0] E11 N2 E12 S3 E10 S31 W2 S5 W7 N5 W3 S9 W11 W10 N7 E4 N8 E4 N4 W8 N22 \$ |  |  |  |  |  |
| FGR=[YR=2022;ORIG=-32,11] S10 E3 S19 E22 N29 W25 \$                                              |  |  |  |  |  |
| BAS=[YR=2022;ORIG=-22,0] W18 S42 E11 N2 N19 W3 N10 E10 N11 \$                                    |  |  |  |  |  |
| FOP=[YR=2022;ORIG=-17,0] N14 W23 S14 E18 E5 \$                                                   |  |  |  |  |  |
| FOP=[YR=2024;ORIG=49,0] E11 N2 E12 N11 W23 S13 \$                                                |  |  |  |  |  |
| FOP=[YR=2022;ORIG=-29,47.1] N2.1 E22 N5 W22 D2L0.2 W10.10 S5 D0.1R11 \$                          |  |  |  |  |  |
| FOP=[YR=2024;ORIG=4,40] E33 S5 W23 N2 W10 N3 \$                                                  |  |  |  |  |  |
| FST=[YR=2024;ORIG=-22,0] E5 E10 S11 W15 N11 \$                                                   |  |  |  |  |  |