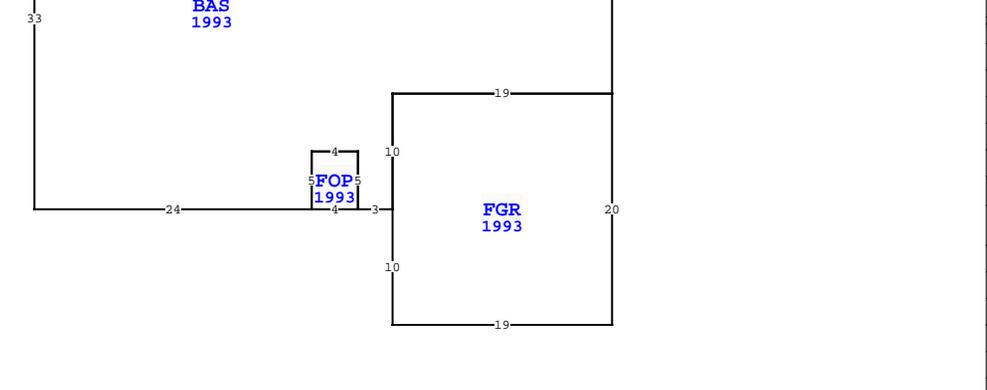


| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 05 AVERAGE 100    |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 12 HARDWOOD 80    |
| Interior Floo            | 11 CLAY TILE 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             |
| BUD8 Adjustme            | 02 DIST FB 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  | 1,689     | 126.0600    | 157.58         | 266,153        | 1987 | 1987 | 0    | 0    | 16.25 | 83.75  |  |  |
| 1 SNGL FAM - 100% - 2019 Heated Area: 1464 HX Base Yr 2019 |     |           |             |                |                |      |      |      |      |       |        |  |  |



| Quality          | 05 Quality Level 05 |             |              |                      |
|------------------|---------------------|-------------|--------------|----------------------|
| DOR CODE         | 0100 SINGLE FAMILY  |             |              |                      |
| MAP NUM          | MKT AREA 01         |             |              |                      |
| NEIGHBORHOOD/LOC | 1046.00             |             |              |                      |
| AREA TYPE        | TOTAL GROSS AREA    | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,464               | 100         | 1,464        | 193,209              |
| FGR              | 380                 | 55          | 209          | 27,582               |
| FOP              | 20                  | 30          | 6            | 791                  |
| PTO              | 195                 | 5           | 10           | 1,320                |
| TOTALS           | 2,059               |             | 1,689        | 222,903              |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 222,903     |
| TOTAL MARKET OB/XF VALUE  |           |  | 4,133       |
| TOTAL LAND VALUE - MARKET |           |  | 175,000     |
| TOTAL MARKET VALUE        |           |  | 402,036     |
| SOH/AGL Deduction         |           |  | 165,190     |
| ASSESSED VALUE            |           |  | 236,846     |
| TOTAL EXEMPTION VALUE     | HX HB VX  |  | 55,000      |
| BASE TAXABLE VALUE        |           |  | 181,846     |
| TOTAL JUST VALUE          |           |  | 402,036     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 346,686     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20090135   | REPAIR/RRF  | 8,200  | 01/30/2009 |
| 4463       | NEW CONSTR  | 37,500 | 09/09/1987 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 9999/9999                      | 5/07/2018  | CN Q      | Q   | I   | 01     | 285,000    |
| GRANTOR: KROMIDAS KYLE R & SAR |            |           |     |     |        |            |
| GRANTEE: BESTOR ERIC           |            |           |     |     |        |            |
| 1717/1067                      | 12/17/2010 | WD Q      | Q   | I   | 02     | 176,000    |
| GRANTOR: COTHERN JEANETTE C TR |            |           |     |     |        |            |
| GRANTEE: KROMIDAS KYLE R       |            |           |     |     |        |            |

| 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              | 0811       | CONCRETE B  | 0 100   | 21 | 3  | 63.00  | SF | 5.20     | 5.20           | 100       | 1987    | 1987        | 3 | 52     | 170             |       |
| 2              | 0811       | CONCRETE B  | 0 100   | 39 | 17 | 663.00 | SF | 5.20     | 5.20           | 100       | 1987    | 1987        | 3 | 52     | 1,793           |       |
| 3              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1987    | 1987        | 3 | 62     | 2,170           |       |

|                                    |  |  |  |  |  |  |  |  |  |          |  |           |            |
|------------------------------------|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|
| 1545 COVENTRY LN, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  | BLD DATE |  | LGL DATE  |            |
|                                    |  |  |  |  |  |  |  |  |  | XF DATE  |  | LAND DATE | 03/14/2024 |
|                                    |  |  |  |  |  |  |  |  |  | INC DATE |  | AG DATE   | MLU        |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W2 N3 W8 S3 W1 PTO=[YR=1993] N13 W15 S13 E15 \$ W39 S33 E24 FOP=[YR=1993] E4 N5 W4 S5 \$ N5 E4 S5 E3 FGR=[YR=1993] S10 E19 N20 W19 S10 \$ N10 E19 N23 \$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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 |     | R-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00        | 175,000.00 | 175,000.00     | 175,000    |                             |      |         |      |     |    |        |