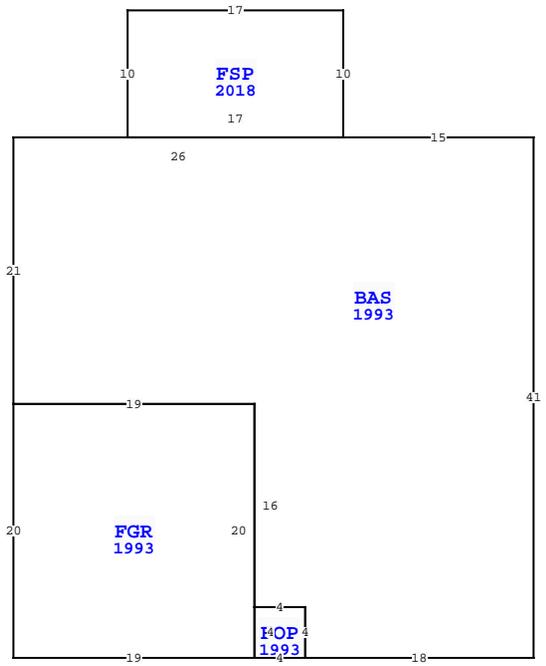


| BUILDING CHARACTERISTICS | |
|--------------------------|---------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 10 ABOVE AVG 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 14 CARPET 70 |
| Interior Floo | 11 CLAY TILE 30 |
| 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 |
| Quality | 05 Quality Level 05 |
| DOR CODE | 0100 SINGLE FAMILY |
| MAP NUM | MKT AREA 01 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0900 | 01 | 1,567 | 130.0398 | 162.55 | 254,716 | 1987 | 1987 | 0 | 0 | 16.00 | 84.00 | | |
| 1 SNGL FAM - 0% - 2024 Heated Area: 1285 HX Base Yr | | | | | | | | | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|--------------|----------------------|
| BAS | 1,285 | 100 | 1,285 | 175,457 |
| FGR | 380 | 55 | 209 | 28,537 |
| FOP | 16 | 30 | 5 | 683 |
| FSP | 170 | 40 | 68 | 9,285 |
| TOTALS | 1,851 | | 1,567 | 213,961 |

1555 COVENTRY LN, FERNANDINA BEACH

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/14/2024 |
| INC DATE | | AG DATE | MLU |

| 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 | 0 | 38 | 16 | 608.00 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 52 | 1,644 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 8 | 3 | 24.00 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 52 | 65 | |

TOTAL OB/XF 1,709

| 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 | DPHT 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 | 0 | 0003 | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 175,000.00 | 175,000.00 | 175,000 | | | | | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 213,961 |
| TOTAL MARKET OB/XF VALUE | | | 1,709 |
| TOTAL LAND VALUE - MARKET | | | 175,000 |
| TOTAL MARKET VALUE | | | 390,670 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 390,670 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 390,670 |
| TOTAL JUST VALUE | | | 390,670 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 335,656 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 20140135 | SIDING | 12,000 | 01/22/2014 |
| 20131519 | ROOF | 9,500 | 06/28/2013 |
| 20121240 | SIDING | 2,100 | 06/25/2012 |
| 011147 | XFOB | 2,000 | 05/18/2001 |
| 4321 | NEW CONSTR | 37,000 | 06/03/1987 |

| SALES DATA | | | | | | |
|-----------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2696/1373 | 2/28/2024 | WD | Q | I | 02 | 460,000 |
| GRANTOR: STURGES DAVID NOAH | | | | | | |
| GRANTEE: MCCARTHY SORCHA A | | | | | | |
| 2678/393 | 11/07/2023 | WD | U | I | 37 | 330,000 |
| GRANTOR: VERBEKE CORNELIA M | | | | | | |
| GRANTEE: STURGES DAVID NOAH | | | | | | |

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

| BUILDING DIMENSIONS |
|---|
| BAS=[YR=1993] W15 FSP=[YR=2018] N10 W17 S10E17 \$ W26 S21 FGR=[YR=1993] S20 E19 FOP=[YR=1993] E4 N4 W4 S4 \$ N20 W19 \$ E19 S16 E4 S4 E18 N41 \$. |