

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----|----------------|--|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 70 | |
| Exterior Wall | 12 | CEDAR 30 | |
| Roof Structure | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 14 | CARPET 100 | |
| 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 | 1,977 | 116.2084 | 145.26 | 287,179 | 1987 | 1987 | 0 | 0 | 16.78 | 83.22 | | |
| 1 SNGL FAM - 100% - 2001 Heated Area: 1704 HX Base Yr 2001 | | | | | | | | | | | | | |

1566 COVENTRY LN, FERNANDINA BEACH

| L | 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 | 39 | 16 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 52 | 1,687 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 14 | 3 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 52 | 114 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 62 | 2,170 | |

| 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 | SUBAREA MARKET VALUE |
| BAS | 1,592 | 100 | 192,450 |
| BAS | 112 | 100 | 13,539 |
| FGR | 399 | 55 | 26,474 |
| FOP | 20 | 30 | 726 |
| USP | 160 | 30 | 5,802 |
| TOTALS | 2,283 | | 238,990 |

| EXTRA FEATURES | | 1566 COVENTRY LN, FERNANDINA BEACH | |
|----------------|---------|------------------------------------|--|
| BLD DATE | XF DATE | INC DATE | |
| | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | 238,990 | | |
| TOTAL MARKET OB/XF VALUE | 3,971 | | |
| TOTAL LAND VALUE - MARKET | 175,000 | | |
| TOTAL MARKET VALUE | 417,961 | | |
| SOH/AGL Deduction | 246,877 | | |
| ASSESSED VALUE | 171,084 | | |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | 121,084 | | |
| TOTAL JUST VALUE | 417,961 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 362,073 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 4407 | NEW CONSTR | 40,000 | 06/24/1987 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0954/1641 | 10/20/2000 | WD | Q | I | | 137,900 |
| GRANTOR: COCKRELL JOSEPH W & L | | | | | | |
| GRANTEE: STEWART CAMERON B & | | | | | | |
| 0752/1097 | 2/27/1996 | WD | Q | I | | 90,000 |
| GRANTOR: BARRETT CHARLES E JR | | | | | | |
| GRANTEE: COCKRELL JOSEPH W & | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=1993] W5 U2 L2 W4 L2 D2 USP=[YR=2009] N10 W16 S10 E16 \$ BAS=[YR=2009] W16 S7 E16 N07\$ S07 W16 N7 W19S45 E11 N3 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W19 S15 \$ N4 W5 S4 \$ N4 E5 N11 E19 N25\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF 3,971 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0003 | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 175,000.00 | 175,000.00 | 175,000 | | | | | | | |