



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 14 | WD SHINGLE 60  |
| Exterior Wall            | 16 | WD FR STUC 40  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 60    |
| Interior Floor           | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0800 | MULTI-FAMILY     |

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

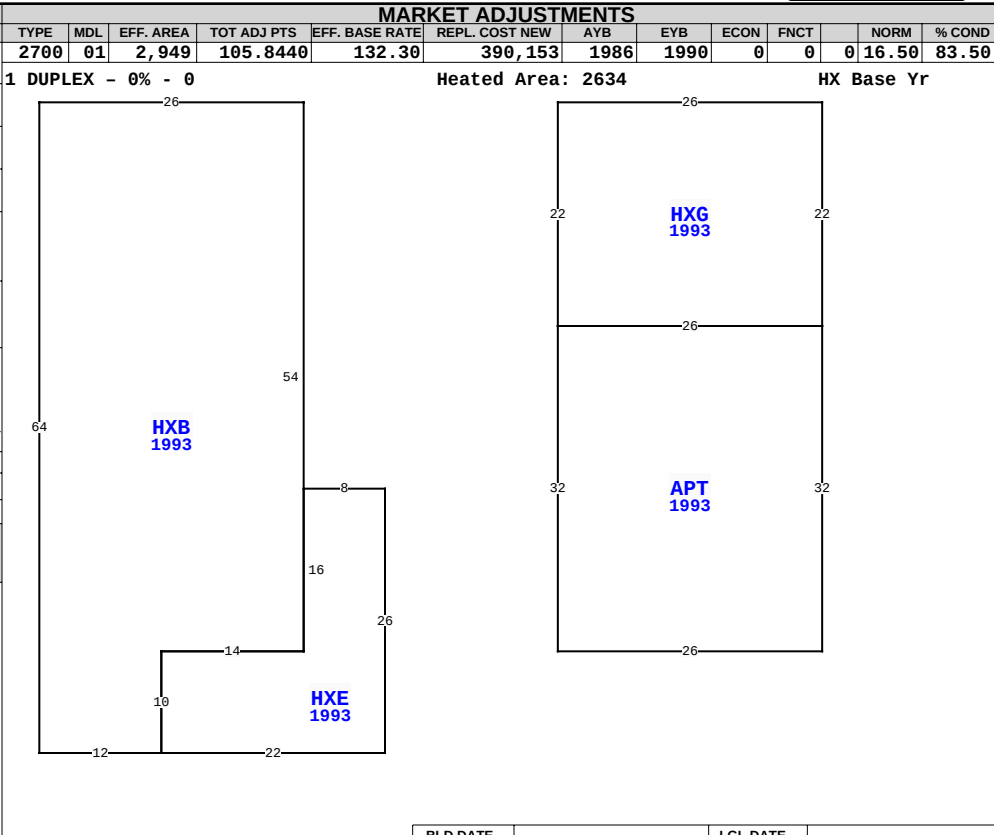
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1057.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| APT       | 832              | 100         | 832          | 91,912               |
| HXB       | 1,524            | 100         | 1,524        | 168,357              |
| HXE       | 348              | 80          | 278          | 30,710               |
| HXG       | 572              | 55          | 315          | 34,799               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,276 |  | 2,949 | 325,778 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |    |       |    |        |                |           |         |
|----------------|------------|-------------|---------|---|----|-------|----|--------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 10 | 14    |    | 140.00 | SF 6.50        | 100       | 1986    |
| 2              | 1242       | WD DECK A   | 0       | 0 | 8  | 26    |    | 208.00 | SF 10.00       | 100       | 1986    |
| 3              | 1242       | WD DECK A   | 0       | 0 | 17 | 4     |    | 68.00  | SF 10.00       | 100       | 1986    |
| 4              | 0940       | SHEDS/PORT  | 0       | 0 | 8  | 12    |    | 96.00  | SF 30.00       | 100       | 1993    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000800   | C   | MULTI-FAM            | 0   | 0006 | R-1      | 70.00 | 125.00 | 70.00       | FF        |     |



|                     |                       |            |     |
|---------------------|-----------------------|------------|-----|
| BLD DATE            |                       | LGL DATE   |     |
| XF DATE             |                       | LAND DATE  |     |
| INC DATE            |                       | AG DATE    |     |
| 1725 S FLETCHER AVE | U&D, FERNANDINA BEACH | 03/20/2024 | MLU |

| NASSAU COUNTY PROPERTY    |           |  |               |
|---------------------------|-----------|--|---------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 2 |
| VALUATION BY              | STANDARD  |  |               |
| Tax Group: 2              | Tax Dist: |  |               |
| BUILDING MARKET VALUE     | 325,778   |  |               |
| TOTAL MARKET OB/XF VALUE  | 1,578     |  |               |
| TOTAL LAND VALUE - MARKET | 380,800   |  |               |
| TOTAL MARKET VALUE        | 708,156   |  |               |
| SOH/AGL Deduction         | 98,641    |  |               |
| ASSESSED VALUE            | 609,515   |  |               |
| TOTAL EXEMPTION VALUE     | 0         |  |               |
| BASE TAXABLE VALUE        | 609,515   |  |               |
| TOTAL JUST VALUE          | 708,156   |  |               |
| NCON VALUE                | 0         |  |               |
| INCOME VALUE              |           |  |               |
| PREVIOUS YEAR MKT VALUE   | 671,268   |  |               |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 20101370   | DUPLEX METER CAN  | 800    | 08/17/2010 |
| 20052782   | REROOF W/30YR SHN | 6,000  | 10/04/2005 |
| 20012071   | RISER & METER CAN | 1,000  | 09/18/2001 |
| 4287       | NEW CONSTR        | 10,000 | 05/27/1987 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2400/0665                      | 9/22/2020 | WD U      | I   | I   | 11     | 100        |  |
| GRANTOR: CARTER CYNTHIA R & KI |           |           |     |     |        |            |  |
| GRANTEE: CARTER CYNTHIA R &    |           |           |     |     |        |            |  |
| 1345/1650                      | 8/29/2005 | WD Q      | I   |     |        | 614,500    |  |
| GRANTOR: NEAL DONALD C & LINDA |           |           |     |     |        |            |  |
| GRANTEE: CARTER CYNTHIA R &    |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| HXB=[YR=1993] W26 S64 E12 HXE=[YR=1993] E22 N26 W8 S16 W14 S10 \$ N10 E14 N54 \$ PTR= E25 HXG=[YR=1993] E26 S22 APT=[YR=1993] S32 W26 N32 E26 \$ W26 N22 \$ W25 \$ . |  |  |  |  |  |  |  |  |  |  |  |