



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 60     |
| Exterior Wall            | 12 | CEDAR 40       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 80     |
| Interior Wall            | 08 | DECORATIVE 20  |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 12 | HARDWOOD 30    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                          |  |          |    |
|--------------------------|--|----------|----|
| MAP NUM                  |  | MKT AREA | 01 |
| NEIGHBORHOOD/LOC 1029.00 |  |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,037            | 100         | 1,037        | 94,804               |
| FGR       | 438              | 55          | 241          | 22,033               |
| FOP       | 9                | 30          | 3            | 274                  |
| FOP       | 48               | 30          | 14           | 1,280                |
| FUS       | 423              | 100         | 423          | 38,672               |
| TOTALS    | 1,955            |             | 1,718        | 157,062              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 885.00 | SF | 5.20     | 5.20           |       |
| 2              | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       |       |

MARKET ADJUSTMENTS

1 TOWNHOUSE - 100% - 1990

Heated Area: 1460

HX Base Yr 1990

|                                          |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 2027 NATURES BEND DR B, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE 03/19/2024 MLU                  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 157,062     |        |
| TOTAL MARKET OB/XF VALUE  |  | 3,943       |        |
| TOTAL LAND VALUE - MARKET |  | 150,000     |        |
| TOTAL MARKET VALUE        |  | 311,005     |        |
| SOH/AGL Deduction         |  | 156,572     |        |
| ASSESSED VALUE            |  | 154,433     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 104,433     |        |
| TOTAL JUST VALUE          |  | 311,005     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 258,928     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 5593       | NEW CONSTR  | 123,060 | 09/19/1989 |

| SALES DATA        |            |           |       |       |        |            |  |
|-------------------|------------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number | DATE       | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |  |
| 0586/0674         | 12/20/1989 | WD        | Q     | I     |        | 74,900     |  |

GRANTOR: TREVETT HOMES INC  
GRANTEE: KIMREY ALFRED L JR

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 S25<br>FOP=[YR=1993] S6 R3 U3 U3 L3 \$ R3 D3 D3 L3 S4 D3 R3 E5<br>FGR=[YR=1993] S18 E20 N21 W6 N3 W6 S3 W8 S3 \$ N3 E8 N3 E6 S3<br>E6 N39 \$ PTR= E15 FUS=[YR=1993] E24 S12W6 S4 W6 S7 W5 N3 W7<br>N20 \$ W15\$ . |  |  |  |  |  |  |  |  |  |  |  |

| 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                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 0.00  | 0.00  | 1.00        | UT        |     |

| TOTAL OB/XF 3,943 |          |     |                      |     |      |          |       |       |             |           |     |
|-------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N               | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                 | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 0.00  | 0.00  | 1.00        | UT        |     |