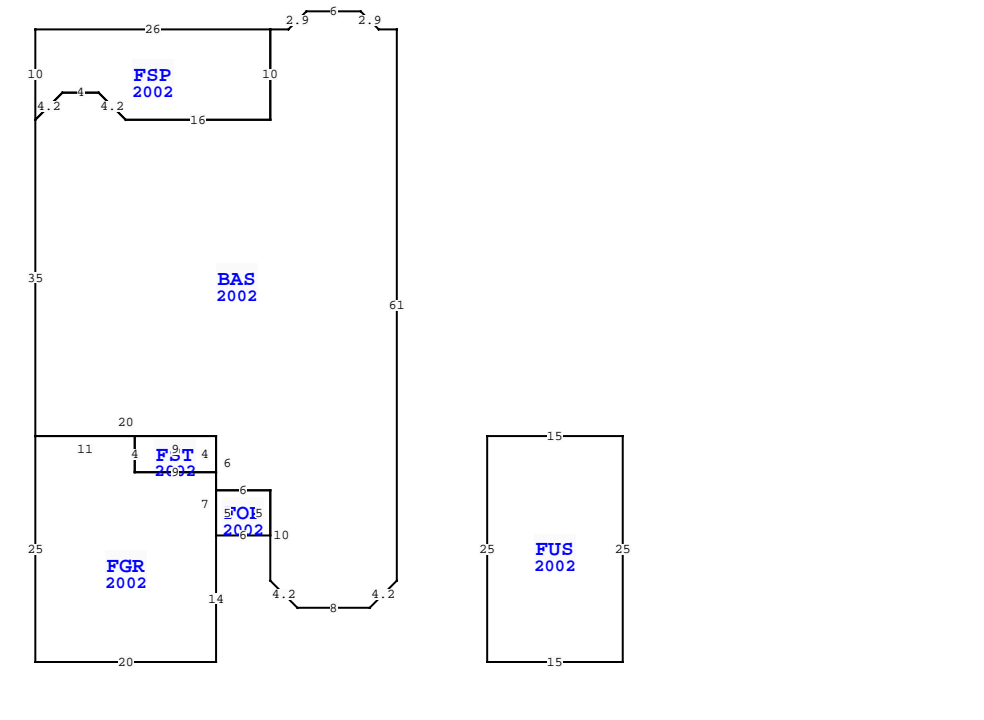


| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 16 WD FR STUC 70  |
| Exterior Wall            | 23 REINF CONC 30  |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 15 HARDTILE 100   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1.5 1.5 100       |
| Units                    | 0 100             |
| 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  | 2,625     | 135.2736    | 169.09         | 443,861        | 2002 | 2002 | 0    | 0    | 10.50 | 89.50  |

| NASSAU COUNTY PROPERTY    |  |              |             |
|---------------------------|--|--------------|-------------|
| VALUATION SUMMARY         |  |              | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD     |             |
| Tax Group: 2              |  | Tax Dist:    |             |
| BUILDING MARKET VALUE     |  | 397,256      |             |
| TOTAL MARKET OB/XF VALUE  |  | 7,110        |             |
| TOTAL LAND VALUE - MARKET |  | 203,500      |             |
| TOTAL MARKET VALUE        |  | 607,866      |             |
| SOH/AGL Deduction         |  | 120,454      |             |
| ASSESSED VALUE            |  | 487,412      |             |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |             |
| BASE TAXABLE VALUE        |  | 437,412      |             |
| TOTAL JUST VALUE          |  | 607,866      |             |
| NCON VALUE                |  | 0            |             |
| INCOME VALUE              |  |              |             |
| PREVIOUS YEAR MKT VALUE   |  | 590,212      |             |



|                  |                     |             |              |                      |
|------------------|---------------------|-------------|--------------|----------------------|
| Quality          | 05 Quality Level 05 |             |              |                      |
| DOR CODE         | 0100 SINGLE FAMILY  |             |              |                      |
| MAP NUM          | MKT AREA 01         |             |              |                      |
| NEIGHBORHOOD/LOC | 1081.00             |             |              |                      |
| AREA TYPE        | TOTAL GROSS AREA    | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,870               | 100         | 1,870        | 282,997              |
| FGR              | 464                 | 55          | 255          | 38,591               |
| FOP              | 30                  | 30          | 9            | 1,362                |
| FSP              | 239                 | 40          | 96           | 14,529               |
| FST              | 36                  | 55          | 20           | 3,027                |
| FUS              | 375                 | 100         | 375          | 56,751               |
| TOTALS           | 3,014               |             | 2,625        | 397,256              |

2608 PORTSIDE DR, FERNANDINA BEACH

|          |           |
|----------|-----------|
| BLD DATE | LGL DATE  |
| XF DATE  | LAND DATE |
| INC DATE | AG DATE   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20012056   | NEW CONSTR  | 241,000 | 09/14/2001 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2306/0575         | 9/23/2019 | LE        | U     | I     | 11     | 100        |

GRANTOR: GON MICHAELENE F  
GRANTEE: GON CHRISTOPHER  
2240/0607 11/30/2018 WD Q I 01 426,000  
GRANTOR: JONES FREDERICK L & C  
GRANTEE: GON MICHAELENE F

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

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS=[YR=2002] W2 U2 L2 W6 L2 D2 W2 FSP=[YR=2002] W26 S10 R3 U3 E4 D3 R3 E16 N10 \$ S10 W16 U3 L3 W4 L3 D3 S35 FGR=[YR=2002] S25 E20 N14 FOP=[YR=2002] E6 N5 W6 S5 \$ N7 FST=[YR=2002] N4 W9 S4 E9 \$ W9 N4 W11 \$ E20 S6 E6 S10 D3 R3 E8 U3 R3 N61 \$ PTR= E10S45 FUS=[YR=2002] E15 S25 W15 N25 \$N45 W10 \$ . |  |

| 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   | 0500       | FP-PRE FAB  | 0       | 100 | 0  | 1.00  | UT | 3,500.00 | 3,500.00       | 100       | 2002    | 2002        | 3 | 86     | 3,010           |       |
| 2   | 0810       | CONCRETE A  | 0       | 100 | 21 | 4     | SF | 6.50     | 6.50           | 100       | 2002    | 2002        | 3 | 82     | 448             |       |
| 3   | 0810       | CONCRETE A  | 0       | 100 | 36 | 16    | SF | 6.50     | 6.50           | 100       | 2002    | 2002        | 3 | 82     | 3,070           |       |
| 4   | 1126       | CB/STC 8"   | 0       | 100 | 8  | 4     | SF | 8.00     | 8.00           | 100       | 2002    | 2002        | 3 | 82     | 210             |       |
| 5   | 1242       | WD DECK A   | 0       | 100 | 5  | 4     | SF | 10.00    | 10.00          | 100       | 2002    | 2002        | 3 | 20     | 40              |       |
| 6   | 0810       | CONCRETE A  | 0       | 100 | 6  | 3     | SF | 6.50     | 6.50           | 100       | 2002    | 2002        | 3 | 82     | 96              |       |
| 7   | 1242       | WD DECK A   | 0       | 100 | 8  | 4     | SF | 15.00    | 15.00          | 100       | 2002    | 2002        | 3 | 20     | 96              |       |
| 8   | 0819       | CONC 12"    | 0       | 100 | 3  | 6     | SF | 9.50     | 9.50           | 100       | 2002    | 2002        | 3 | 82     | 140             |       |

| LAND DESCRIPTION |          | TOTAL OB/XF 7,110 |                      |     |      |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------------|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 000134   | C                 | SFR POND             | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.10    | 185,000.00 | 203,500.00     | 203,500    |                             |      |         |      |     |    |        |