



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 90  |
| Exterior Wall            | 10 | ABOVE AVG 10   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 07 | CORK/VTILE 20  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |

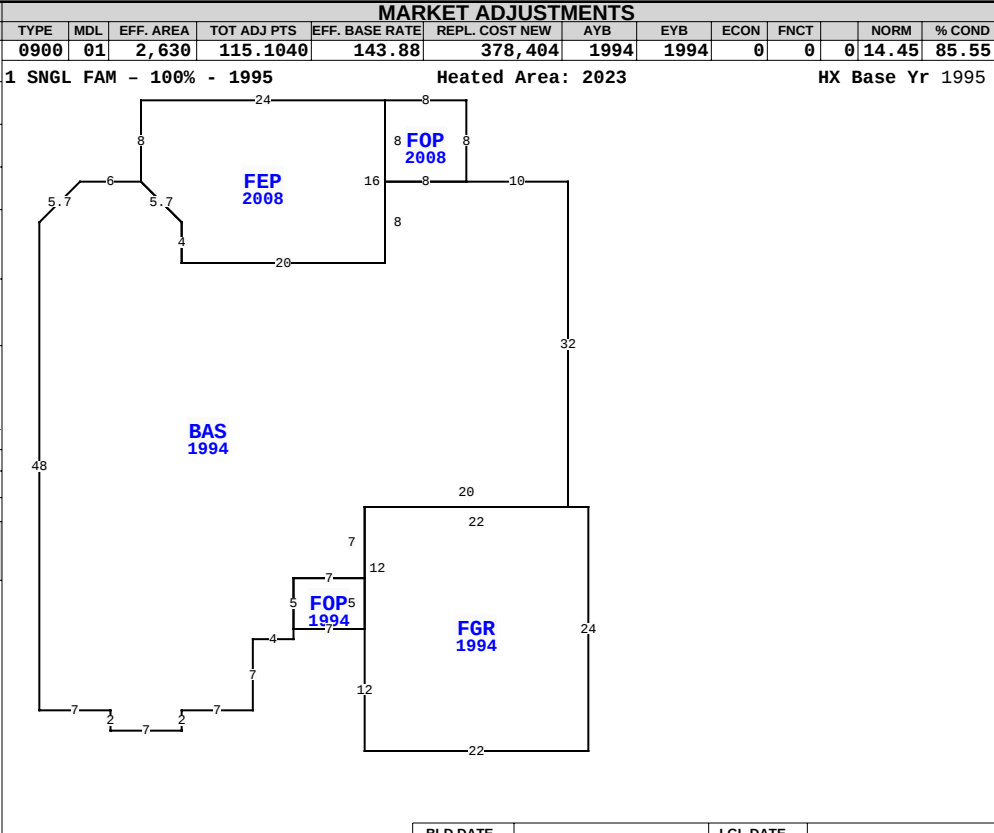
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1081.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,023            | 100         | 2,023        | 249,010              |
| FEP       | 360              | 80          | 288          | 35,449               |
| FGR       | 528              | 55          | 290          | 35,696               |
| FOP       | 35               | 30          | 10           | 1,231                |
| FOP       | 64               | 30          | 19           | 2,339                |
| TOTALS    | 3,010            |             | 2,630        | 323,725              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1994    | 1994        | 3 | 76     | 2,660           |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 840.00 | SF | 5.20     | 5.20           | 100       | 1994    | 1994        | 3 | 68     | 2,970           |       |
| 3   | 1242       | WD DECK A   | 0   | 100 | 0 | 0 | 339.00 | SF | 10.00    | 10.00          | 100       | 2007    | 2007        | 3 | 31     | 1,051           |       |
| 4   | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 20.00  | LF | 32.00    | 32.00          | 100       | 2010    | 2010        | 3 | 78     | 499             |       |
| 5   | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 | 1.00   | UT | 300.00   | 300.00         | 100       | 2010    | 2010        | 3 | 78     | 234             |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |



|                                      |
|--------------------------------------|
| 2819 OCEAN MIST DR, FERNANDINA BEACH |
|--------------------------------------|

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |                | 7,414      |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 |
| 1           | 000100   | C   | SFR                  | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.25    | 275,000.00 | 343,750.00     | 343,750    |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 323,725     |        |
| TOTAL MARKET OB/XF VALUE  |  | 7,414       |        |
| TOTAL LAND VALUE - MARKET |  | 343,750     |        |
| TOTAL MARKET VALUE        |  | 674,889     |        |
| SOH/AGL Deduction         |  | 444,406     |        |
| ASSESSED VALUE            |  | 230,483     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 180,483     |        |
| TOTAL JUST VALUE          |  | 674,889     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 660,796     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20070389   | REPAIR/RRF  | 9,700  | 03/05/2007 |
| 20070380   | ELEC OTHER  | 750    | 03/01/2007 |
| 20070171   | REPAIR/RRF  | 15,000 | 01/30/2007 |
| 8264       | NEW CONSTR  | 66,850 | 04/14/1994 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0710/0077                     | 7/27/1994 | WD           | Q      | I      |           | 151,500       |  |
| GRANTOR:ATLANTIC BUILDERS INC |           |              |        |        |           |               |  |
| GRANTEE:CULBRETH JOHN D & P   |           |              |        |        |           |               |  |
| 0704/0073                     | 5/09/1994 | WD           | U      | V      | 19        | 30,000        |  |
| GRANTOR:CHAMPION THOMAS D & T |           |              |        |        |           |               |  |
| GRANTEE:ATLANTIC BUILDERS     |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1994] W10 FOP=[YR=2008] N8 W8 FEP=[YR=2008] W24 S8 D4 R4 S4 E20 N16\$ S8 E8\$ W8 S8 W20 N4 L4 U4 W6 L4 D4 S48 E7 S2 E7 N2 E7 N7 E4 N1 FOP=[YR=1994] E7 FGR=[YR=1994] S12 E22 N24 W22 S12\$ N5 W7 S5\$ N5 E7 N7 E20 N32\$. |  |  |  |  |  |  |  |  |  |