

BLOCK 12 LOTS 5 6 7 & ABDN R/W  
IN OR 996/1270  
SEAVIEW SUB PB 1/7

AMELIA ISLAND DEVELOPMENT COMPANY INC  
1303 NORTH BAYSHORE DRIVE  
SAFETY HARBOR, FL 34695

2024

00-00-31-1680-0012-0050



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 16 WD FR STUC 60  |
| Exterior Wall            | 17 CB STUCCO 40   |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 90      |
| Interior Floor           | 12 HARDWOOD 10    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 3. 3. 100         |
| Units                    | 0 100             |
| BUD8 Adjustme            | 02 DIST FB 100    |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 04 Quality Level 04 |
| DOR CODE | 0100 SINGLE FAMILY  |

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

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1059.00 |
|------------------|---------|

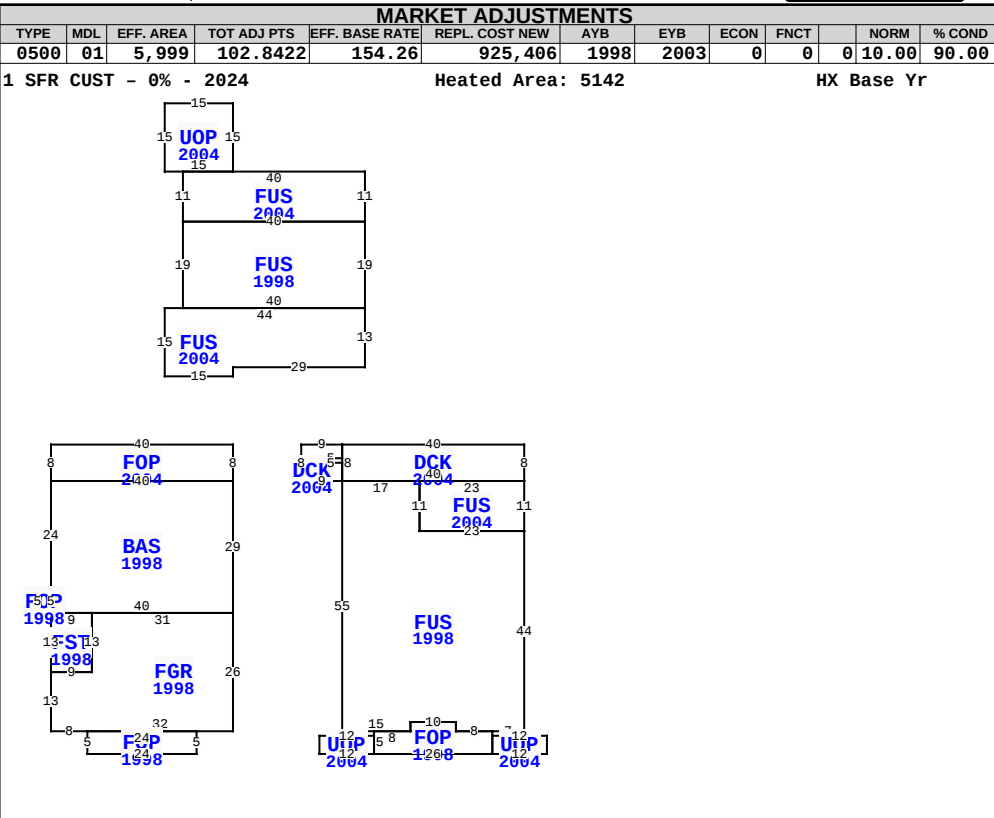
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,160            | 100         | 1,160        | 161,048              |
| DCK       | 67               | 10          | 7            | 972                  |
| DCK       | 320              | 10          | 32           | 4,442                |
| FGR       | 923              | 55          | 508          | 70,528               |
| FOP       | 15               | 30          | 4            | 555                  |
| FOP       | 120              | 30          | 36           | 4,998                |
| FOP       | 150              | 30          | 45           | 6,248                |
| FOP       | 320              | 30          | 96           | 13,328               |
| FST       | 117              | 55          | 64           | 8,886                |
| FUS       | 760              | 100         | 760          | 105,514              |
| TOTALS    | 7,495            |             | 5,999        | 832,865              |

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

| 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   | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 640.00   | SF | 5.20      | 5.20           | 100       | 2003    | 2003        | 3 | 83     | 2,762           |       |
| 2   | 0861       | POOL GUNIT  | 0   | 0   | 37 | 15 | 555.00   | SF | 85.00     | 85.00          | 100       | 2003    | 2003        | 3 | 32     | 15,096          |       |
| 3   | 0845       | KOOL DECK   | 0   | 0   | 0  | 0  | 703.00   | SF | 7.25      | 7.25           | 100       | 2003    | 2003        | 3 | 83     | 4,230           |       |
| 4   | 1123       | CB 8"       | 0   | 0   | 0  | 0  | 257.00   | SF | 6.15      | 6.15           | 100       | 2003    | 2003        | 3 | 83     | 1,312           |       |
| 5   | 1126       | CB/STC 8"   | 0   | 0   | 0  | 0  | 256.00   | SF | 8.00      | 8.00           | 100       | 2003    | 2003        | 3 | 83     | 1,700           |       |
| 6   | 0463       | FENCE GATE  | 0   | 0   | 0  | 0  | 2.00     | UT | 300.00    | 300.00         | 100       | 2003    | 2003        | 3 | 61     | 366             |       |
| 7   | 0940       | SHEDS/PORT  | 0   | 0   | 11 | 11 | 121.00   | SF | 30.00     | 30.00          | 100       | 2003    | 2003        | 3 | 21     | 762             |       |
| 8   | 0410       | ELEVATOR    | 0   | 0   | 0  | 0  | 1.00     | UT | 10,000.00 | 10,000.00      | 100       | 2003    | 2003        | 3 | 100    | 10,000          |       |
| 9   | 0911       | SCRN RM A   | 0   | 0   | 50 | 32 | 1,600.00 | SF | 17.50     | 17.50          | 100       | 2007    | 2007        | 3 | 31     | 8,680           |       |
| 10  | 0855       | CONC PAVER  | 0   | 0   | 0  | 0  | 3,000.00 | SF | 10.00     | 10.00          | 100       | 2006    | 2006        | 3 | 87     | 26,100          |       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |

| 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   | 000800   | C   | MULTI-FAM            | 0   |     | R-1      | 75.00 | 125.00 | 75.00       | FF        | 1   | 1.09     | 1.00   | 1.01    | 6,200.00   | 6,261.38       | 469,604    |                             |      |         |      |     |    |        |



|                                   |          |           |            |     |
|-----------------------------------|----------|-----------|------------|-----|
| ** This building has 17 Sub-Areas | BLD DATE | LGL DATE  | 03/20/2024 | MLU |
|                                   | XF DATE  | LAND DATE |            |     |
|                                   | INC DATE | AG DATE   |            |     |

3523 S FLETCHER AVE, FERNANDINA BEACH

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 2 | 2         |
|---------------------------|--------------|-------------|-----------|
| VALUATION SUMMARY         |              | STANDARD    |           |
| VALUATION BY              | Tax Group: 2 | Tax Dist:   |           |
| BUILDING MARKET VALUE     |              |             | 832,865   |
| TOTAL MARKET OB/XF VALUE  |              |             | 71,324    |
| TOTAL LAND VALUE - MARKET |              |             | 469,604   |
| TOTAL MARKET VALUE        |              |             | 1,373,793 |
| SOH/AGL Deduction         |              |             | 0         |
| ASSESSED VALUE            |              |             | 1,373,793 |
| TOTAL EXEMPTION VALUE     |              |             | 0         |
| BASE TAXABLE VALUE        |              |             | 1,373,793 |
| TOTAL JUST VALUE          |              |             | 1,373,793 |
| NCON VALUE                |              |             | 0         |
| INCOME VALUE              |              |             |           |
| PREVIOUS YEAR MKT VALUE   |              |             | 1,309,793 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20121713   | REPSTUCC    | 5,400   | 08/20/2012 |
| 20101215   | H/AC        | 4,100   | 07/26/2010 |
| 20070294   | XFOB        | 20,000  | 02/19/2007 |
| B032822    | REMODEL     | 175,000 | 04/02/2003 |
| B032745    | REMODEL     | 31,000  | 03/21/2003 |
| B021224    | NEW CONSTR  | 15,000  | 07/17/2002 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2648/153                       | 6/20/2023 | WD        | Q   | I   | 01     |
| GRANTOR: CHILES REVOCABLE TRUS |           |           |     |     |        |
| GRANTEE: AMELIA ISLAND DEVEL   |           |           |     |     |        |
| 0996/1270                      | 7/09/2001 | WD        | Q   | I   |        |
| GRANTOR: SIMMONS CALVIN C JR & |           |           |     |     |        |
| GRANTEE: CHILES J HUNTER III   |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| FOP=[YR=2004] W40 S8 BAS=[YR=1998] S24 FOP=[YR=1998] W3 S5 E3 FST=[YR=1998] S13 FGR=[YR=1998] S13 E8 FOP=[YR=1998] S5 E24 N5 W24 \$ E32 N26 W31 S13 W9 \$ E9 N13 W9 \$N5 \$ S5 E40 N29 W40 \$ E40 N8 \$ PTR= E15 DCK=[YR=2004] E9 DCK=[YR=2004] E40 S8 FUS=[YR=2004] S11 FUS=[YR=1998] S44 W7 FOP=[YR=1998] S1 UOP=[YR=2004] E12 S4 W12 N4 \$ S4 W26 UOP=[YR=2004] W12 N4 E12 S4 \$ N5 E8 N2 E10 S2 E8 \$ W8 N2 W10 S2 W15 N55 E17 S11 E23 \$ W23 N11 E23 \$ W40 N8 \$ S3 W5 S1 E5 S4 W9 N8 \$ W15 \$ PTR= N15 FUS=[YR=2004] N2 E29 N13 FUS=[YR=1998] N19 FUS=[YR=2004] N11 W40 S11 E40 \$ W40 S19 E40 \$ W44 S15 E15\$ S15 \$ PTR= N60 UOP=[YR=2004] N15 W15 S15 E15 \$ S60 \$ . |  |

[illegible]