

| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 17 | CB STUCCO 30 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 13 | LVT/LAMMT 90 |
| Interior Floor | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0500 | 11 | 3,550 | 134.0064 | 201.01 | 713,586 | 2023 | 2023 | 0 | 0 | 0 | 100.00 | |

1 SFR CUST - 0% - 2024

Heated Area: 2999

HX Base Yr

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 713,586 | |
| TOTAL MARKET OB/XF VALUE | | 26,494 | |
| TOTAL LAND VALUE - MARKET | | 225,000 | |
| TOTAL MARKET VALUE | | 965,080 | |
| SOH/AGL Deduction | | 32,005 | |
| ASSESSED VALUE | | 933,075 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 933,075 | |
| TOTAL JUST VALUE | | 965,080 | |
| NCON VALUE | | 740,080 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 225,000 | |

| Quality | 04 | Quality Level 04 | | |
|------------------|------------------|------------------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | |
| MAP NUM | | MKT AREA 01 | | |
| NEIGHBORHOOD/LOC | 1044.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAL | 44 | 15 | 7 | 1,407 |
| BAL | 74 | 15 | 11 | 2,211 |
| BAL | 74 | 15 | 11 | 2,211 |
| BAL | 140 | 15 | 21 | 4,221 |
| BAS | 214 | 100 | 214 | 43,016 |
| BAS | 462 | 100 | 462 | 92,867 |
| FGR | 543 | 55 | 299 | 60,102 |
| FOP | 36 | 30 | 11 | 2,211 |
| FOP | 133 | 30 | 40 | 8,040 |
| FST | 20 | 55 | 11 | 2,211 |
| TOTALS | 4,760 | | 3,550 | 713,586 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 20200625 | | | 03/20/2023 |
| 20200625 | NEW CONSTR | 0 | 01/22/2021 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2323/0637 | 12/03/2019 | WD | Q | V | 05 | 250,000 |

GRANTOR: HOLDEN FAMILY TRUST &
GRANTEE: LAMBRIGHT JONATHAN

| | | | | | | |
|-----------|------------|----|---|---|----|-----|
| 1946/1832 | 11/04/2014 | QC | U | V | 11 | 100 |
|-----------|------------|----|---|---|----|-----|

GRANTOR: HOLDEN JOSHUA
GRANTEE: HOLDEN FAMILY TRUST

| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 1,130.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 11,300 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 395.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 3,950 | |
| 3 | 1134 | LANDSCP BL | 0 | 0 | 0 | 0 | 348.00 | SF | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 1,044 | |
| 4 | 0409 | ELEVATOR R | 0 | 0 | 0 | 0 | 1.00 | UT | 10,200.00 | 10,200.00 | 100 | 2024 | 2023 | | 100 | 10,200 | |

** This building has 23 Sub-Areas

3635 1ST AV, FERNANDINA BEACH

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

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

| BUILDING DIMENSIONS | | | |
|---|--|--|--|
| FUS=[YR=2024;ORIG=65,10] S37 E10 S5 E2 E14 N17 E4 N4 W4 N5 E4 N16 W18.11 W11.1 \$ | | | |
| FUS=[YR=2024;ORIG=105,10] E10 E20 S16 W4 S5 E4 S4 W4 S17 W14 W2 N5 W10 N37 \$ | | | |
| FGR=[YR=2024;ORIG=41,26] S25 W21 N6 N19 E7 N2 E9 S2 E5 \$ | | | |
| BAS=[YR=2024;ORIG=50,10] W30 S16 E7 N2 E9 S2 E5 E5 E4 N16 \$ | | | |
| UOP=[YR=2024;ORIG=145,10] E11 S11 S10 E9 S5 W3 S2 W13 N2 W4 N26 \$ | | | |
| BAS=[YR=2024;ORIG=46,26] W5 S25 S1 E9 N7 N14 W4 N5 \$ | | | |
| BAL=[YR=2024;ORIG=135,3] W20 S7 E20 N7 \$ | | | |
| FOP=[YR=2024;ORIG=76,3] E19 S7 W19 N4 N3 \$ | | | |
| FUS=[YR=2024;ORIG=156,10] E5 S5 E4 S6 W4 W5 N11 \$ | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|-------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | |
| 1 | 000100 | C | SFR | 0 | | R-1 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 225,000 | | | | | | | | | |