



| BUILDING CHARACTERISTICS    |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--------------------|--|--|--|--|--|--|--|--|--|------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1            |  |  |  |  |  |  |  |  |  |
| Floor                       |  |  |  |  |  |  |  |  |  | 1779100            |  |  |  |  |  |  |  |  |  | 1982                   |  |  |  |  |  |  |  |  |  |
| Location INTERIOR           |  |  |  |  |  |  |  |  |  | 1 CONDO - 0% - 0   |  |  |  |  |  |  |  |  |  | HX Base Yr             |  |  |  |  |  |  |  |  |  |
| View Lump TYPICAL           |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Balcony BAL/PATIO           |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Parking OPEN                |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms                    |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms                   |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Oth Rooms                   |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Quality 03                  |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| DOR CODE 0400               |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| MAP NUM                     |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC            |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| AREA TYPE                   |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTAL GROSS AREA            |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| PCT OF BASE                 |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOT ADJ AREA                |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| SUBAREA MARKET VALUE        |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                      |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES              |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 833 TARPON AV               |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| C, FERNANDINA BEACH         |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| BLD DATE                    |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| XF DATE                     |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| INC DATE                    |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| LGL DATE                    |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| LAND DATE                   |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| AG DATE                     |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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                       |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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                         |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| DPH FACT                    |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| % COND                      |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOT ADJ                     |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| UNIT PRICE                  |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| ADJ UNIT PRICE              |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| LAND VALUE                  |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| YEAR                        |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| DENSITY                     |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| DECL                        |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| FRZ                         |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| YR                          |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| CONSRV                      |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| REVIEW DATE                 |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 12/27/2023                  |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| BY                          |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| JW                          |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Total Acres:                |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 0.00                        |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Total Land Value:           |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 0                           |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Market:                     |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 0                           |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Agricultural:               |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 0                           |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| Common:                     |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 0                           |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| PRINTED                     |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| 08/06/2024                  |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| BY                          |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| SYS                         |  |  |  |  |  |  |  |  |  |                    |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |