



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floop           | 13 | LVT/LAMMT 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

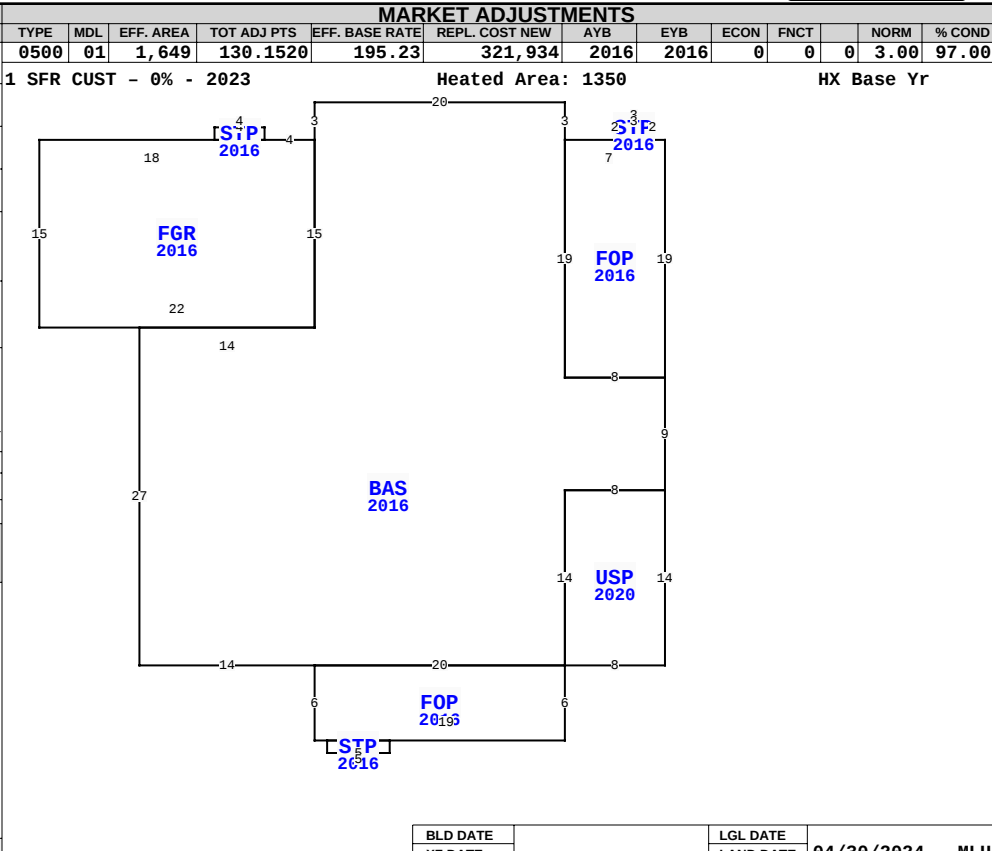
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| Quality  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA         |
|          |      | 01               |

|                  |                     |          |    |
|------------------|---------------------|----------|----|
| Quality          | 05 Quality Level 05 |          |    |
| DOR CODE         | 0100 SINGLE FAMILY  |          |    |
| MAP NUM          |                     | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1001.00             |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,350            | 100         | 1,350        | 255,654              |
| FGR       | 330              | 55          | 182          | 34,466               |
| FOP       | 120              | 30          | 36           | 6,817                |
| FOP       | 152              | 30          | 46           | 8,712                |
| STP       | 4                | 10          | 0            | 0                    |
| STP       | 5                | 10          | 0            | 0                    |
| STP       | 6                | 10          | 1            | 189                  |
| USP       | 112              | 30          | 34           | 6,439                |
| TOTALS    | 2,079            |             | 1,649        | 312,276              |

| EXTRA FEATURES |            |             |     |     |   |   |  |  |  |
|----------------|------------|-------------|-----|-----|---|---|--|--|--|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W |  |  |  |
| 1              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 |  |  |  |
| 2              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 |  |  |  |
| 3              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 |  |  |  |
| 4              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 |  |  |  |
| 5              | 0462       | ST/AL FNC   | 0   | 0   | 0 | 0 |  |  |  |
| 6              | 0476       | VF 6 SBPL   | 0   | 0   | 0 | 0 |  |  |  |
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| REVIEW DATE 11/23/2020 BY RK                                                          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Total Acres: 0.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



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| 1008 ALACHUA ST, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1               |  |  |  |  | 2       |
|---------------------------|--|--|--|--|--|--|--|--|--|---------------------------|--|--|--|--|---------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD                  |  |  |  |  |         |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 2              |  |  |  |  |         |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE     |  |  |  |  | 312,276 |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET |  |  |  |  | 16,576  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE        |  |  |  |  | 320,000 |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction         |  |  |  |  | 0       |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE     |  |  |  |  | 648,852 |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE        |  |  |  |  | 0       |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE          |  |  |  |  | 648,852 |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | NCON VALUE                |  |  |  |  | 0       |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | INCOME VALUE              |  |  |  |  | 0       |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  | 595,064 |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |         |

|            |             |         |            |
|------------|-------------|---------|------------|
| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
| 20200059   | ADDITION    | 7,610   | 03/20/2020 |
| 20152989   | NEW CONSTR  | 173,210 | 12/18/2015 |

| SALES DATA                     |           |              |        |        |           |               |  |  |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2562/0735                      | 5/09/2022 | WD           | Q      | I      | 01        | 675,000       |  |  |  |
| GRANTOR: KOCH-KOENIG LAURA C   |           |              |        |        |           |               |  |  |  |
| GRANTEE: MALTZMAN ROBERT A &   |           |              |        |        |           |               |  |  |  |
| 1988/1040                      | 6/30/2015 | WD           | Q      | V      | 01        | 62,500        |  |  |  |
| GRANTOR: JACKSON NATHALIE CLAY |           |              |        |        |           |               |  |  |  |
| GRANTEE: KOENIG THOMAS WILLA   |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
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| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2016] W1 STP=[YR=2016] N2 W3 S2 E3 \$ W7 BAS=[YR=2016] N3 W20 S3 FGR=[YR=2016] W4 STP=[YR=2016] N1 W4 S1 E4 \$ W18 S15 E22 N15\$ S15 W14 S27 E14 FOP=[YR=2016] S6 E1 STP=[YR=2016] S1 E5 N1 W5\$ E19 N6 W20\$ E20 USP=[YR=2020] E8 N14 W8 S14 \$ N14 E8 N9 W8 N19\$ S19 E8 N19\$. |  |  |  |  |  |  |  |  |  |