



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 80  |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 100  |
| Ceiling                  | 02 | F.NOT SUS 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 | 10 | 100            |
| Frame                    | 03 | MASONRY 100    |
| Story Height             |    | 9 100          |
| RMS                      |    | 7 100          |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

Quality 03 Quality Level 03

DOR CODE 7500NON-PROFIT SERVICE

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,201            | 100         | 3,201        | 223,998              |
| TOTALS    | 3,201            |             | 3,201        | 223,998              |

| TYPE                                                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|--------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 1701                                                                                                               | 04  | 3,201     | 112.1952    | 159.04         | 509,087        | 1979 | 1984 | 0    | 0    | 56.00 | 44.00  |
| 1 OFFICE 1&2 - 0% - 0 Heated Area: 3201 HX Base Yr                                                                 |     |           |             |                |                |      |      |      |      |       |        |
|                                                                                                                    |     |           |             |                |                |      |      |      |      |       |        |
| 410 S 9TH ST, FERNANDINA BEACH                                                                                     |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE 06/30/2021 KK LGL DATE 06/30/2021 KK<br>XF DATE 06/30/2021 KK LAND DATE 06/30/2021 KK<br>INC 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 |
|-----|------------|-------------|---------|---|----|----------|----|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0812       | CONCRETE C  | 0       | 0 | 0  | 1,976.00 | SF | 4.00   | 4.00           | 100       | 1985    | 1985        | 3 | 47     | 3,715           |       |
| 2   | 0810       | CONCRETE A  | 0       | 0 | 0  | 221.00   | SF | 6.50   | 6.50           | 100       | 1979    | 1979        | 3 | 30     | 431             |       |
| 3   | 0443       | STK FNC 6'  | 0       | 0 | 0  | 49.00    | LF | 10.00  | 10.00          | 100       | 2000    | 2000        | 3 | 20     | 98              |       |
| 4   | 0463       | FENCE GATE  | 0       | 0 | 0  | 2.00     | UT | 300.00 | 300.00         | 100       | 2000    | 2000        | 3 | 52     | 312             |       |
| 5   | 0510       | GARAGE WD-  | 0       | 0 | 20 | 360.00   | SF | 35.00  | 35.00          | 100       | 2007    | 2007        | 3 | 48     | 6,048           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           | TOTAL OB/XF |           |        |         |            | 10,604         |       |  |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-------------|-----------|--------|---------|------------|----------------|-------|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T         | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VA |  |
| 1                | 001000   | C   | COMMERCIAL           | 0   |     | MU-8     | 100.00 | 100.00 | 10,000.00   | SF        |             | 1.00      | 1.00   | 1.00    | 30.00      | 30.00          | 3     |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |
|                  |          |     |                      |     |     |          |        |        |             |           |             |           |        |         |            |                |       |  |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 223,998     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 10,604      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 300,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 534,602     |   |
| SOH/AGL Deduction         |  |              |  | 259,048     |   |
| ASSESSED VALUE            |  |              |  | 275,554     |   |
| TOTAL EXEMPTION VALUE     |  | 10           |  | 275,554     |   |
| BASE TAXABLE VALUE        |  |              |  | 0           |   |
| TOTAL JUST VALUE          |  |              |  | 534,602     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 551,051     |   |

| PERMIT NUM | DESCRIPTION     | AMT   | ISSUED     |
|------------|-----------------|-------|------------|
| 20230024   | REROOF SHINGLES |       | 08/04/2023 |
| 20140579   | OTHER           | 700   | 03/25/2014 |
| 20110665   | XFOB            | 802   | 04/29/2011 |
| 20100784   | H/AC            | 3,000 | 05/11/2010 |
| 20091135   | H/AC            | 4,000 | 08/27/2009 |
| 20090695   | REPAIR/RRF      | 8,000 | 06/04/2009 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1596/0588                      | 1/29/2008  | WD U      | I   | I   | 06     | 100        |
| GRANTOR: THE PLACE OF ENCOURAG |            |           |     |     |        |            |
| GRANTEE: THE SALVATION ARMY    |            |           |     |     |        |            |
| 0818/1097                      | 12/31/1997 | QC U      | I   | I   | 06     | 100        |
| GRANTOR: TOMOKA TRUST          |            |           |     |     |        |            |
| GRANTEE: THE PLACE OF ENCOUR   |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W40 S34 W20 S19 E20 S17 E5 D3 R3 E4 U3 R3 E25 N70\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |