



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                                                                                                                                       |                      | MARKET ADJUSTMENTS |             |                |                |                |           |         |             |          |         | NASSAU COUNTY PROPERTY |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------|-------------|----------------|----------------|----------------|-----------|---------|-------------|----------|---------|------------------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|-----------------|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION   | TYPE                                                                                                                                  | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        | NORM     | % COND  | PAGE 1 of 1 2          |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 31               | HARDIE BRD 100 | 0100                                                                                                                                  | 01                   | 1,066              | 139.1250    | 132.17         | 140,893        | 2022           | 2022      | 0       | 0           | 0.00     | 100.00  | VALUATION SUMMARY      |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2023                                                                                                            |                      |                    |             |                |                |                |           |         |             |          |         | Heated Area: 1052      |                |            |                             |      |         |      |     |    |        |  |  | HX Base Yr 2023 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 | <div><div>20</div><div>49</div><div>55</div><div>6</div><div>6</div><div>12</div><div>BAS<br/>2022</div><div>FOP<br/>2022</div></div> |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                                                                                                                                       |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floop                                                                                                                               | 11               | CLAY TILE 100  |                                                                                                                                       |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                                                                                                                                       |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                                                                                                                                       |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 2                | 2 100          |                                                                                                                                       |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 2                | 2 100          |                                                                                                                                       |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                                                                                                                                       |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                      | 0                | 0 100          |                                                                                                                                       |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 0 100          |                                                                                                                                       |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100       |                                                                                                                                       |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                      |                  |                | 04                                                                                                                                    | Quality Level 04     |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 1,052            | 100            | 1,052                                                                                                                                 | 139,043              |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 48               | 30             | 14                                                                                                                                    | 1,850                |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 1,100                                                                                                                                 | 1,066                | 140,893            |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 812 S 6TH ST, FERNANDINA BEACH                                                                                                        |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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 PAVR      | 0 100                                                                                                                                 | 0                    | 0                  | 686.00      | SF             | 10.00          | 10.00          | 100       | 2022    | 2022        | 3        | 100     | 6,860                  |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0476             | VF 6 SBPL      | 0 100                                                                                                                                 | 0                    | 0                  | 108.00      | LF             | 32.00          | 32.00          | 100       | 2022    | 2022        | 3        | 99      | 3,421                  |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                            | 0470             | VNYL GATE      | 0 100                                                                                                                                 | 0                    | 0                  | 1.00        | UT             | 300.00         | 300.00         | 100       | 2022    | 2022        | 3        | 99      | 297                    |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                | TOTAL OB/XF 10,578                                                                                                                    |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                            | 000100           | C              | SFR                                                                                                                                   | 100                  | 0006               | R-2         | 25.00          | 100.00         | 25.00          | FF        |         | 1.00        | 1.00     | 1.20    | 4,000.00               | 4,800.00       | 120,000    |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 04/12/2023 BY TW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS |                  |                |                                                                                                                                       |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |