

**POYNTER CONTRACTING LLC**  
1913 HIGHLAND DRIVE  
FERNANDINA BEACH, FL 32034

00-00-31-1800-0244-06B0

| 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 | PD                     | NORM  | % COND | VALUATION SUMMARY |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Exterior Wall                                                                                                                                 |                  | 07          | ASB SHNGLE 100       |                      |           |          |       |       |             | 0100                                                                                                                                                                                                                                                                                                | 01  | 1,351     | 94.6400     | 89.91          | 121,468        | 1949           | 1949       | 0                           | 0    | 45                     | 44.50 | 45.00  | VALUATION BY      |        |                           |  |  | STANDARD |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Roof Structur                                                                                                                                 |                  | 03          | GABLE/HIP 100        |                      |           |          |       |       |             | 1 SINGLE FAM - 0% - 2024                                                                                                                                                                                                                                                                            |     |           |             |                |                |                |            |                             |      | Heated Area: 1346      |       |        |                   |        |                           |  |  |          |  | HX Base Yr |  |  |  |  | Tax Group: 2 |  |  |  |  | Tax Dist: |  |  |  |  |
| Roof Cover                                                                                                                                    |                  | 05          | COMP SHNGL 100       |                      |           |          |       |       |             | <p>The aerial map shows a large rectangular lot labeled "BAS 1993". The lot has dimensions of 45' by 29'. A smaller rectangular area at the bottom right is labeled "FOP STR 2009 1993" with dimensions of 3' by 3'. The lot is situated near a road labeled "127 N 14TH ST, FERNANDINA BEACH".</p> |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        | BUILDING MARKET VALUE     |  |  |          |  | 54,661     |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Interior Wall                                                                                                                                 |                  | 03          | DRYWALL 100          |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        | TOTAL MARKET OB/XF VALUE  |  |  |          |  | 4,355      |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Interior Floo                                                                                                                                 |                  | 14          | CARPET 80            |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        | TOTAL LAND VALUE - MARKET |  |  |          |  | 438,600    |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Interior Floo                                                                                                                                 |                  | 08          | SHT VINYL 20         |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        | TOTAL MARKET VALUE        |  |  |          |  | 497,616    |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Air Condition                                                                                                                                 |                  | 03          | CENTRAL 100          |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        | SOH/AGL Deduction         |  |  |          |  | 0          |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Heating Type                                                                                                                                  |                  | 04          | AIR DUCTED 100       |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        | ASSESSED VALUE            |  |  |          |  | 497,616    |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Bedrooms                                                                                                                                      |                  |             | 3 100                |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        | TOTAL EXEMPTION VALUE     |  |  |          |  | 0          |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Bathrooms                                                                                                                                     |                  |             | 1 100                |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        | BASE TAXABLE VALUE        |  |  |          |  | 497,616    |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Frame                                                                                                                                         |                  | 02          | WOOD FRAME 100       |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        | TOTAL JUST VALUE          |  |  |          |  | 497,616    |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Stories                                                                                                                                       |                  | 1.          | 1. 100               |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        | NCON VALUE                |  |  |          |  | 0          |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Units                                                                                                                                         |                  |             | 0 100                |                      |           |          |       |       |             | INCOME VALUE                                                                                                                                                                                                                                                                                        |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 |                  | 02          | DIST FB 100          |                      |           |          |       |       |             | PREVIOUS YEAR MKT VALUE                                                                                                                                                                                                                                                                             |     |           |             |                | 275,775        |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Occupancy                                                                                                                                     |                  | 00          | NONE 100             |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Quality                                                                                                                                       |                  | 03          | Quality Level 03     |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| 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 |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                | PERMIT NUM     |                |            |                             |      | DESCRIPTION            |       |        |                   |        | AMT                       |  |  |          |  | ISSUED     |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| BAS                                                                                                                                           | 1,346            | 100         | 1,346                | 54,459               |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                | 20120056       |                |            |                             |      | OTHER                  |       |        |                   |        | 200                       |  |  |          |  | 01/12/2012 |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| FOP                                                                                                                                           | 12               | 30          | 4                    | 162                  |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                | 20032278       |                |            |                             |      | REPAIR/RRF             |       |        |                   |        | 2,000                     |  |  |          |  | 01/06/2003 |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| STR                                                                                                                                           | 12               | 10          | 1                    | 41                   |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        | SALES DATA                |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| OFF RECORD Number                                                                                                                             |                  |             |                      |                      | DATE      |          |       |       |             | TYPE INST                                                                                                                                                                                                                                                                                           |     | Q U       | I           | V I            | RSN CD         | SALE PRICE     |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| 2664/259                                                                                                                                      |                  |             |                      |                      | 8/29/2023 |          |       |       |             | WD                                                                                                                                                                                                                                                                                                  |     | Q         | I           |                | 01             | 525,000        |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| GRANTOR: MAKOVICH STANLEY J JR                                                                                                                |                  |             |                      |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| GRANTEE: POYNTER CONTRACTING                                                                                                                  |                  |             |                      |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| 1640/1176                                                                                                                                     |                  |             |                      |                      | 9/15/2009 |          |       |       |             | QC                                                                                                                                                                                                                                                                                                  |     | U         | I           | 11             | 100            |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| GRANTOR: DWORETZKY ANNE K MANK                                                                                                                |                  |             |                      |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| GRANTEE: MAKOVICH STANLEY J                                                                                                                   |                  |             |                      |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| BUILDING NOTES                                                                                                                                |                  |             |                      |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                           |                  |             |                      |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| BAS=[YR=1993] W45 S40 E26 N3 FOP=[YR=2009] E3 STR=[YR=1993] E3 N4 W3 S4 \$N4W3S4\$ N29 E8 S14 E11 N22\$.                                      |                  |             |                      |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |             |                      |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| 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                    | 0003      | MU-1     |       |       | 17,544.00   | SF                                                                                                                                                                                                                                                                                                  |     | 1.00      | 1.00        | 1.00           | 25.00          | 25.00          | 438,600    |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| REVIEW DATE 07/06/2020 BY DJA Total Acres: 0.40 Total Land Value: 438,600 Market: 0 Agricultural: 0 Common: 438,600 PRINTED 08/06/2024 BY SYS |                  |             |                      |                      |           |          |       |       |             |                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |                |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |            |  |  |  |  |              |  |  |  |  |           |  |  |  |  |