



| 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 | VALUATION SUMMARY     |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| Exterior Wall            | 17               | CB STUCCO 70     | 0100                                                                                                                                                                                                                                                                                              | 01                   | 968                                | 120.2040    | 114.19         | 110,536        | 1949    | 1960               | 0         | 0       | 0                | 32.48 | 67.52  | VALUATION BY STANDARD |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| Exterior Wall            | 16               | WD FR STUC 30    | 1 SINGLE FAM - 100% - 2007                                                                                                                                                                                                                                                                        |                      |                                    |             |                |                |         |                    |           |         | Heated Area: 768 |       |        |                       |       |  |  |                        |  |  | HX Base Yr 2007           |  |  |  |  |  |              |  |  |  |  |  |
| Roof Structure           | 03               | GABLE/HIP 100    | <div><div><div>12</div><div>24</div><div>UST<br/>1993</div><div>24</div></div><div><div>32</div><div>24</div><div>BAS<br/>1993</div><div>32</div></div><div><div>22</div><div>8</div><div>FSP<br/>1993</div><div>8</div></div><div><div>24</div><div>22</div><div></div><div>22</div></div></div> |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  | VALUATION BY              |  |  |  |  |  |              |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100   |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  | BUILDING MARKET VALUE     |  |  |  |  |  | 74,634       |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100      |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 1,533        |  |  |  |  |  |
| Interior Floor           | 14               | CARPET 80        |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  | 225,000      |  |  |  |  |  |
| Interior Floor           | 08               | SHT VINYL 20     |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  | TOTAL MARKET VALUE        |  |  |  |  |  | 301,167      |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100      |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  | SOH/AGL Deduction         |  |  |  |  |  | 179,682      |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100   |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  | ASSESSED VALUE            |  |  |  |  |  | 121,485      |  |  |  |  |  |
| Bedrooms                 | 3                | 100              |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  | HX HB 50,000 |  |  |  |  |  |
| Bathrooms                | 1                | 100              |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  | BASE TAXABLE VALUE        |  |  |  |  |  | 71,485       |  |  |  |  |  |
| Frame                    | 03               | MASONRY 100      | TOTAL JUST VALUE                                                                                                                                                                                                                                                                                  |                      |                                    |             |                |                | 301,167 |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| Stories                  | 1.               | 1. 100           | NCON VALUE                                                                                                                                                                                                                                                                                        |                      |                                    |             |                |                | 0       |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| Units                    | 0                | 100              | INCOME VALUE                                                                                                                                                                                                                                                                                      |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| BUD8 Adjustme            | 02               | DIST FB 100      | PREVIOUS YEAR MKT VALUE                                                                                                                                                                                                                                                                           |                      |                                    |             |                |                | 298,127 |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| Occupancy                | 00               | NONE 100         |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| Quality                  | 03               | Quality Level 03 |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| DOR CODE                 | 0100             | SINGLE FAMILY    |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| MAP NUM                  |                  | MKT AREA         |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 1007.00          |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                                                                                                                                                                                                                                                                                      | SUBAREA MARKET VALUE |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| BAS                      | 768              | 100              | 768                                                                                                                                                                                                                                                                                               | 59,214               |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| FSP                      | 176              | 40               | 70                                                                                                                                                                                                                                                                                                | 5,397                |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| UST                      | 288              | 45               | 130                                                                                                                                                                                                                                                                                               | 10,023               |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| TOTALS                   | 1,232            |                  | 968                                                                                                                                                                                                                                                                                               | 74,634               |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| EXTRA FEATURES           |                  |                  |                                                                                                                                                                                                                                                                                                   |                      | 1423 FRANKLIN 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                        | 0810             | CONCRETE A       | 0                                                                                                                                                                                                                                                                                                 | 100                  | 0                                  | 0           | 214.00         | SF             | 6.50    | 6.50               | 100       | 1981    | 1981             | 3     | 35     | 487                   |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| 2                        | 0940             | SHEDS/PORT       | 0                                                                                                                                                                                                                                                                                                 | 100                  | 8                                  | 8           | 64.00          | SF             | 30.00   | 30.00              | 100       | 2006    | 2006             | 3     | 27     | 518                   |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
| 3                        | 0681             | POLE SHED        | 0                                                                                                                                                                                                                                                                                                 | 100                  | 10                                 | 8           | 80.00          | SF             | 15.00   | 15.00              | 100       | 2006    | 2006             | 3     | 44     | 528                   |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |
|                          |                  |                  |                                                                                                                                                                                                                                                                                                   |                      |                                    |             |                |                |         |                    |           |         |                  |       |        |                       |       |  |  |                        |  |  |                           |  |  |  |  |  |              |  |  |  |  |  |