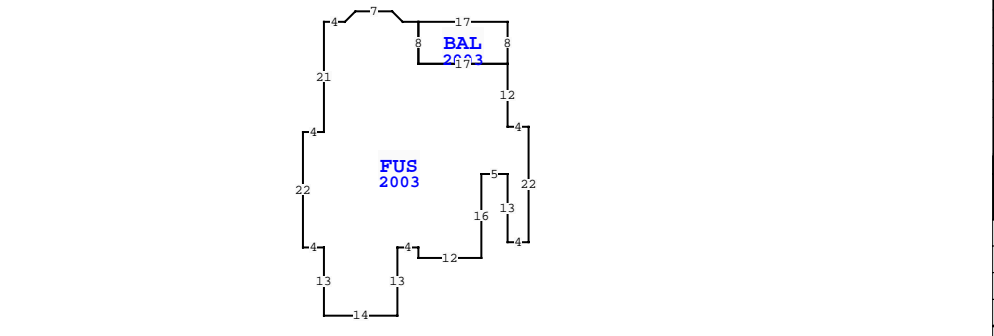
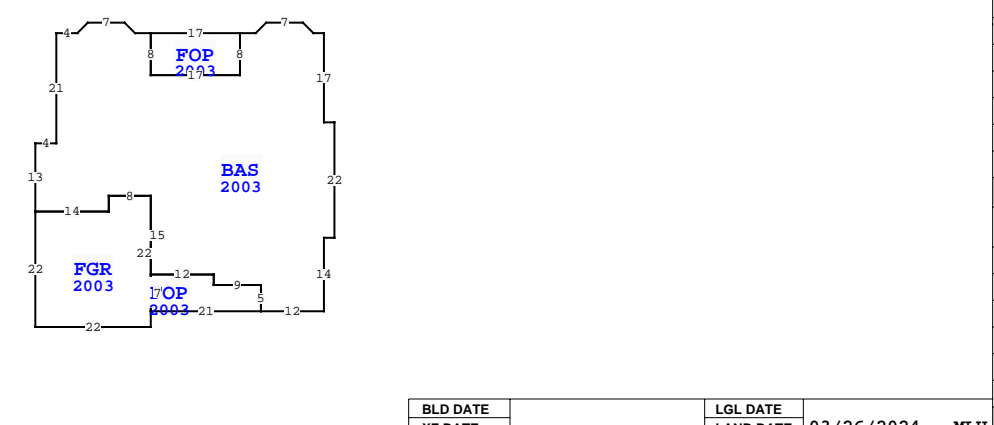


| BUILDING CHARACTERISTICS | | |
|--------------------------|-----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 10 | ABOVE AVG 50 |
| Exterior Wall | 14 | WD SHINGLE 50 |
| Roof Structure | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 12 | HARDWOOD 50 |
| Interior Floor | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | 4 | 100 |
| Bathrooms | 3.5 | 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | 0 | 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0500 | 11 | 4,282 | 130.0992 | 195.15 | 835,632 | 2003 | 2003 | 0 | 0 | 0 | 9.75 90.25 |



| | | | | |
|------------------|------------------|------------------|--------------|----------------------|
| Quality | 04 | Quality Level 04 | | |
| DOR CODE | 0100 | SINGLE FAMILY | | |
| MAP NUM | | MKT AREA 03 | | |
| NEIGHBORHOOD/LOC | 3019.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAL | 136 | 15 | 20 | 3,522 |
| BAS | 2,204 | 100 | 2,204 | 388,175 |
| FGR | 508 | 55 | 279 | 49,138 |
| FOP | 129 | 30 | 39 | 6,869 |
| FOP | 136 | 30 | 41 | 7,221 |
| FUS | 1,699 | 100 | 1,699 | 299,233 |
| TOTALS | 4,812 | | 4,282 | 754,158 |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 8 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 754,158 |
| TOTAL MARKET OB/XF VALUE | | | 15,136 |
| TOTAL LAND VALUE - MARKET | | | 500,000 |
| TOTAL MARKET VALUE | | | 1,269,294 |
| SOH/AGL Deduction | | | 593,817 |
| ASSESSED VALUE | | | 675,477 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 625,477 |
| TOTAL JUST VALUE | | | 1,269,294 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 1,160,876 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B24403 | XFOB | 4,175 | 02/01/2011 |
| B0310746 | NEW CONSTR | 267,214 | 01/01/2003 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2657/1340 | 7/24/2023 | QC | U | I | 11 | 100 |

GRANTOR: HASBROOK ROY D & MELI
 GRANTEE: AUBIN JENNIFER L ST
 1669/0035 3/24/2010 WD Q I 01 837,000
 GRANTOR: SYKES CHARLES E & CON
 GRANTEE: HASBROOK ROY D & ME

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 87 | 3,045 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 1,167.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 3,874 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 131.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 83 | 707 | |
| 4 | 0858 | SCULP CONC | 0 | 100 | 0 | 253.00 | SF | 13.00 | 13.00 | 100 | 2003 | 2003 | 3 | 95 | 3,125 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 10 | 30.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 83 | 162 | |
| 6 | 0911 | SCRN RM A | 0 | 100 | 12 | 204.00 | SF | 17.50 | 17.50 | 100 | 2011 | 2011 | 3 | 50 | 1,785 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 265.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 92 | 2,438 | |

| | | | | | | | | | | | | | | | |
|------------------------------------|--|--|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|
| 1671 RIGGING WAY, FERNANDINA BEACH | | | | | | | | | | | | BLD DATE | | LGL DATE | |
| | | | | | | | | | | | | XF DATE | | LAND DATE | 03/26/2024 |
| | | | | | | | | | | | | INC DATE | | AG DATE | MLU |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W2 U2 L2 W7 D2 L2 W3 FOP=[YR=2003] W17 S8 E17 N8\$ S8 W17 N8 W3 U2 L2 W7 D2 L2 W4 S21 W4 S13 FGR=[YR=2003] S22 E22 N3 FOP=[YR=2003] E21N5 W9 N2 W12 S7\$ N22 W8 S3 W14\$ E14 N3 E8 S15 E12 S2 E9 S5 E12 N14 E2 N22 W2 N17\$ PTR=N10FUS=[YR=2003] N13 W4 N22 E4 N21 E4 U2 R2 E7 D2 R2 E3 BAL=[YR=2003] E17 S8 W17N8\$ S8 E17 S12 E4 S22 W4 N13 W5 S16 W12 N2 W4 S13 W14\$ S10\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000140 | C | SFR GOLF A | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 500,000.00 | 500,000.00 | 500,000 | | | | | | | |