

**READER ROBERT R & EMILY H**  
94219 GULL POINT PL  
FERNANDINA BEACH, FL 32034

**00-SB-30-1675-0003-0000**

| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                    |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY                 |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|---------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|----------------------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                                                                     |  |  |  |  |  |  |  |  |  | PAGE 1 of 1                            |  |  |  |  |  |  |  |  |  |
| ELEMENT CD                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT        |  |  |  |  |  |  |  |  |  | NORM % COND                            |  |  |  |  |  |  |  |  |  |
| Exterior Wall 16 WD FR STUC 100                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | 0500 12 3,501 190.8270 286.24 1,002,126 2016 2016 0 0 3.50 96.50                      |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD                  |  |  |  |  |  |  |  |  |  |
| Roof Structur 08 IRREGULAR 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 1 SFR CUST - 100% - 2022 Heated Area: 3109 HX Base Yr 2022                            |  |  |  |  |  |  |  |  |  | Tax Group: 8 Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| Roof Cover 07 CONC TILE 100                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 967,052          |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 22,681        |  |  |  |  |  |  |  |  |  |
| Interior Floo 12 HARDWOOD 70                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 300,000      |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 30                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 1,289,733           |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 447,639              |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 842,094                 |  |  |  |  |  |  |  |  |  |
| Bedrooms 4 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,000     |  |  |  |  |  |  |  |  |  |
| Bathrooms 3 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 792,094             |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 1,289,733             |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | NCON VALUE 0                           |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | INCOME VALUE                           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 993,018        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| Quality 04 Quality Level 04                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | PERMIT NUM DESCRIPTION AMT ISSUED      |  |  |  |  |  |  |  |  |  |
| DOR CODE 0100 SINGLE FAMILY                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | B1632725 SCRNP TO 13,325 07/01/2016    |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 03                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | B1531002 CO ISSUED 0 06/08/2016        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 3021.00                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | B1531002 NEW CONSTR 381,403 08/01/2015 |  |  |  |  |  |  |  |  |  |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| BAS 3,109 100 3,109 858,773                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| FGR 490 55 270 74,580                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| FOP 56 30 17 4,696                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| FOP 350 30 105 29,003                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| TOTALS 4,005 3,501 967,052                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 94219 GULL POINT PL, 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 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2016 2016 3 97 1,940                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 2 0855 CONC PAVER 0 100 0 0 1,175.00 SF 7.00 7.00 100 2016 2016 3 96 7,896                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 3 0855 CONC PAVER 0 100 0 0 584.00 SF 7.00 7.00 100 2016 2016 3 96 3,924                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 4 0855 CONC PAVER 0 100 0 0 103.00 SF 7.00 7.00 100 2016 2016 3 96 692                                                                                                                                                 |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 5 0912 SCRNM RM G 0 100 0 0 585.00 SF 10.00 10.00 100 2016 2016 3 74 4,329                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 6 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2017 2017 3 78 3,900                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 22,681                                                                    |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 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 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 300,000.00 300,000.00 300,000                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/14/2021 BY KBA                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 |  |  |  |  |  |  |  |  |  | PRINTED 08/06/2024 BY SYS              |  |  |  |  |  |  |  |  |  |