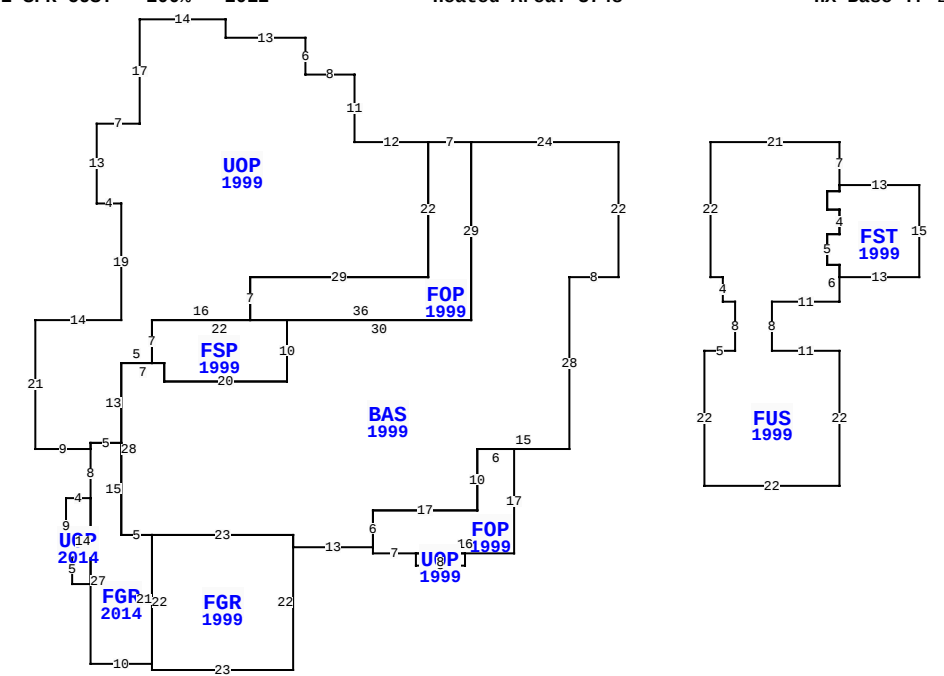


PACKER JEFFREY E/SANDHAUS-PACKER JANE  
34 BEACH WALKER RD  
FERNANDINA BEACH, FL 32034

**01-6N-29-0200-0013-0000**



| 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                                                                               | 11                   | 5,030       | 148.9752       | 223.46         | 1,124,004 | 1999           | 1999               | 0       | 0           | 12.00  | 88.00   |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Roof Structur            | 08               | IRREGULAR 100  | 1 SFR CUST - 100% - 2012                                                           |                      |             |                |                |           |                |                    |         |             |        |         |                                      | Heated Area: 3748 HX Base Yr 2012 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |  |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Interior Floo            | 15               | HARDTILE 60    |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Interior Floo            | 14               | CARPET 40      |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Bedrooms                 |                  | 4 100          |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Bathrooms                |                  | 4 5 100        |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Stories                  | 2.               | 2. 100         |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Units                    |                  | 0 100          |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| Quality                  |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         | 04                                   | Quality Level 04                  |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| DOR CODE                 |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         | 0100                                 | SINGLE FAMILY                     |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| MAP NUM                  |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         | MKT AREA                             |                                   |            |                             |      | 10                     |      |     |    |        |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         | 10001.00                             |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                                                                       | SUBAREA MARKET VALUE |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| BAS                      | 2,694            | 100            | 2,694                                                                              | 529,761              |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| FGR                      | 506              | 55             | 278                                                                                | 54,667               |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| FGR                      | 285              | 55             | 157                                                                                | 30,873               |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| FOP                      | 221              | 30             | 66                                                                                 | 12,978               |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| FOP                      | 406              | 30             | 122                                                                                | 23,991               |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| FSP                      | 214              | 40             | 86                                                                                 | 16,912               |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| FST                      | 211              | 55             | 116                                                                                | 22,810               |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| FUS                      | 1,054            | 100            | 1,054                                                                              | 207,264              |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| UOP                      | 16               | 20             | 3                                                                                  | 590                  |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| UOP                      | 2,221            | 20             | 444                                                                                | 87,310               |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| TOTALS                   | 7,879            |                | 5,030                                                                              | 989,124              |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         | 34 BEACH WALKER RD, 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                | 1999    | 1999        | 3      | 83      | 1,660                                |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| 2                        | 0855             | CONC PAVER     | 0 100                                                                              | 0                    | 0           | 1,892.00       | SF             | 7.00      | 7.00           | 100                | 2014    | 2014        | 3      | 95      | 12,582                               |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| 3                        | 0855             | CONC PAVER     | 0 100                                                                              | 0                    | 0           | 190.00         | SF             | 7.00      | 7.00           | 100                | 2014    | 2014        | 3      | 95      | 1,264                                |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| 4                        | 0462             | ST/AL FNC      | 0 100                                                                              | 0                    | 0           | 460.00         | SF             | 10.00     | 10.00          | 100                | 1999    | 1999        | 3      | 27      | 1,242                                |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| 5                        | 1126             | CB/STC 8"      | 0 100                                                                              | 0                    | 0           | 432.00         | SF             | 8.00      | 8.00           | 100                | 1999    | 1999        | 3      | 77      | 2,661                                |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| 6                        | 0463             | FENCE GATE     | 0 100                                                                              | 0                    | 0           | 1.00           | UT             | 300.00    | 300.00         | 100                | 1999    | 1999        | 3      | 48      | 144                                  |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| 7                        | 0861             | POOL GUNIT     | 0 100                                                                              | 0                    | 0           | 378.00         | SF             | 85.00     | 85.00          | 100                | 1999    | 1999        | 3      | 23      | 7,390                                |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| 8                        | 0877             | JACUZZI        | 0 100                                                                              | 0                    | 0           | 1.00           | UT             | 1,000.00  | 1,000.00       | 100                | 1999    | 1999        | 3      | 20      | 200                                  |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| 9                        | 0855             | CONC PAVER     | 0 100                                                                              | 0                    | 0           | 200.00         | SF             | 7.00      | 7.00           | 100                | 2014    | 2014        | 3      | 95      | 1,330                                |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| 10                       | 0911             | SCRN RM A      | 0 100                                                                              | 0                    | 0           | 1,863.00       | SF             | 17.50     | 17.50          | 100                | 2018    | 2018        | 3      | 82      | 26,734                               |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         | TOTAL OB/XF 55,207                   |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
| 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                  |             | RSF-1          | 0.00           | 0.00      | 1.00           | LT                 |         | 1.00        | 1.00   | 1.00    | 650,000.00                           | 650,000.00                        | 650,000    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                |                                                                                    |                      |             |                |                |           |                |                    |         |             |        |         |                                      |                                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |  |