

STARK STEVAN RICHARD TRUST/STARK STEVAN RICHARD TR  
2 RAILROAD VINE  
FERNANDINA BEACH, FL 32034

**01-6N-29-0201-0044-0000**

| BUILDING CHARACTERISTICS |                  |             |                      |                      |                                   |          |       |           |                | MARKET ADJUSTMENTS |                |             |        |         |                   |                |                    |                             |                   | NASSAU COUNTY PROPERTY |      |          |    |            |                           |  |  |  |     | PAGE 1 of 1  |  |  |  | 5 |
|--------------------------|------------------|-------------|----------------------|----------------------|-----------------------------------|----------|-------|-----------|----------------|--------------------|----------------|-------------|--------|---------|-------------------|----------------|--------------------|-----------------------------|-------------------|------------------------|------|----------|----|------------|---------------------------|--|--|--|-----|--------------|--|--|--|---|
| 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            |                  | 12          | CEDAR 100            |                      | 0500                              | 11       | 3,473 | 167.2704  | 250.91         |                    | 871,410        | 1988        | 2010   |         | 0                 | 0              | 6.50               | 93.50                       | VALUATION BY      |                        |      |          |    | STANDARD   |                           |  |  |  |     |              |  |  |  |   |
| Roof Structur            |                  | 08          | IRREGULAR 100        |                      | 1 SFR CUST - 100% - 2024          |          |       |           |                |                    |                |             |        |         | Heated Area: 3025 |                |                    |                             |                   | HX Base Yr 2024        |      |          |    |            | Tax Group: 5              |  |  |  |     | Tax Dist:    |  |  |  |   |
| Roof Cover               |                  | 10          | WD SHINGLE 100       |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | BUILDING MARKET VALUE     |  |  |  |     | 814,768      |  |  |  |   |
| Interior Wall            |                  | 08          | DECORATIVE 100       |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | TOTAL MARKET OB/XF VALUE  |  |  |  |     | 14,527       |  |  |  |   |
| Interior Floo            |                  | 11          | CLAY TILE 100        |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | TOTAL LAND VALUE - MARKET |  |  |  |     | 500,000      |  |  |  |   |
| Air Condition            |                  | 03          | CENTRAL 100          |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | TOTAL MARKET VALUE        |  |  |  |     | 1,329,295    |  |  |  |   |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | SOH/AGL Deduction         |  |  |  |     | 0            |  |  |  |   |
| Bedrooms                 |                  |             | 2 100                |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | ASSESSED VALUE            |  |  |  |     | 1,329,295    |  |  |  |   |
| Bathrooms                |                  |             | 2.5 100              |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | TOTAL EXEMPTION VALUE     |  |  |  |     | HX HB 50,000 |  |  |  |   |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | BASE TAXABLE VALUE        |  |  |  |     | 1,279,295    |  |  |  |   |
| Stories                  |                  | 1.          | 1. 100               |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | TOTAL JUST VALUE          |  |  |  |     | 1,329,295    |  |  |  |   |
| Units                    |                  |             | 0 100                |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | NCON VALUE                |  |  |  |     | 0            |  |  |  |   |
| BUD8 Adjustme            |                  | 05          | DIST 1A 100          |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | INCOME VALUE              |  |  |  |     |              |  |  |  |   |
| Occupancy                |                  | 00          | NONE 100             |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            | PREVIOUS YEAR MKT VALUE   |  |  |  |     | 1,191,699    |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
| 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                      | 3,025            | 100         | 3,025                | 709,668              |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
| FGR                      | 648              | 55          | 356                  | 83,518               |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
| FST                      | 168              | 55          | 92                   | 21,584               |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
| TOTALS                   |                  | 3,841       | 3,473                | 814,768              | 2 RAILROAD VINE, FERNANDINA BEACH |          |       |           |                |                    |                |             |        |         | BLD DATE          |                |                    |                             |                   |                        |      | LGL DATE |    | 03/14/2024 |                           |  |  |  | MLU |              |  |  |  |   |
| EXTRA FEATURES           |                  |             |                      |                      |                                   |          |       |           |                |                    |                | XF DATE     |        |         |                   |                |                    |                             | LAND DATE         |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                | INC DATE    |        |         |                   |                |                    |                             | AG DATE           |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
| 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                        | 0812             | CONCRETE C  | 0 100                | 0                    | 0                                 | 1,433.00 | SF    | 4.00      | 4.00           | 100                | 1988           | 1988        | 3      | 54.5    | 3,124             |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
| 2                        | 1242             | WD DECK A   | 0 100                | 0                    | 0                                 | 1,142.00 | SF    | 10.00     | 10.00          | 100                | 1988           | 1988        | 3      | 20      | 2,284             |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
| 3                        | 0504             | FP-ELECTRI  | 0 100                | 0                    | 0                                 | 1.00     | UT    | 2,000.00  | 2,000.00       | 100                | 1988           | 1988        | 3      | 64      | 1,280             |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
| 4                        | 1126             | CB/STC 8"   | 0 100                | 0                    | 0                                 | 68.00    | SF    | 8.00      | 8.00           | 100                | 1988           | 1988        | 3      | 54.5    | 296               |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
| 5                        | 0855             | CONC PAVER  | 0 100                | 0                    | 0                                 | 1,384.00 | SF    | 10.00     | 10.00          | 100                | 1988           | 1988        | 3      | 54.5    | 7,543             |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
| LAND DESCRIPTION         |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                | TOTAL OB/XF 14,527 |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP                  | R D                               | LOC ZONE | FRONT | DEPTH     | TOT LND UTS    | UNIT TYPE          | D T            | DPHT 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                  |                                   | RSF-1    | 0.00  | 0.00      | 1.00           | LT                 |                | 1.00        | 1.00   | 1.00    | 500,000.00        | 500,000.00     | 500,000            |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |
|                          |                  |             |                      |                      |                                   |          |       |           |                |                    |                |             |        |         |                   |                |                    |                             |                   |                        |      |          |    |            |                           |  |  |  |     |              |  |  |  |   |