



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 100      |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 50    |
| Interior Floor           | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

|                  |          |                  |
|------------------|----------|------------------|
| Quality          | 03       | Quality Level 03 |
| 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       | 1,322            | 100         | 1,322        | 177,142              |
| FGR       | 404              | 55          | 222          | 29,747               |
| FOP       | 8                | 30          | 2            | 268                  |
| FOP       | 24               | 30          | 7            | 938                  |
| FOP       | 25               | 30          | 8            | 1,072                |
| FOP       | 40               | 30          | 12           | 1,608                |
| FOP       | 132              | 30          | 40           | 5,360                |
| FUS       | 1,114            | 100         | 1,114        | 149,271              |
| UOP       | 63               | 20          | 13           | 1,742                |
| UOP       | 175              | 20          | 35           | 4,690                |
| TOTALS    | 3,725            |             | 2,859        | 383,092              |

\*\* This building has 12 Sub-Areas

22 BEACH WOOD RD, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

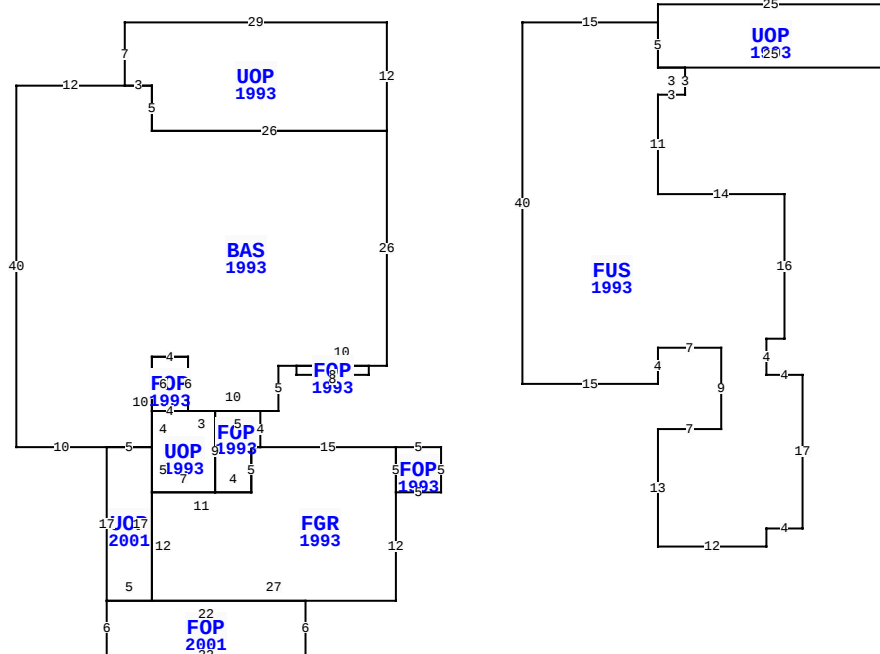
03/14/2024 MLU

| 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     | 1984        | 1984 | 3      | 56              | 1,120 |
| 2   | 0812       | CONCRETE C  | 0       | 100 | 0 | 0     |    | 1,844.00 | SF 4.00        | 4.00      | 100     | 1984        | 1984 | 3      | 44              | 3,245 |
| 3   | 0820       | WOOD WALK   | 0       | 100 | 0 | 0     |    | 205.00   | SF 11.75       | 11.75     | 100     | 1984        | 1984 | 3      | 40              | 964   |
| 4   | 1242       | WD DECK A   | 0       | 100 | 0 | 0     |    | 75.00    | SF 10.00       | 10.00     | 100     | 1984        | 1984 | 3      | 20              | 150   |
| 5   | 1242       | WD DECK A   | 0       | 100 | 0 | 0     |    | 145.00   | SF 10.00       | 10.00     | 100     | 2001        | 2001 | 3      | 20              | 290   |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |       |  |  | 5,769 |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|-------|--|--|-------|--|
| 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 | LA VA |  |  |       |  |
| 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     | 5     |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |       |  |  |       |  |

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2022 Heated Area: 2436 HX Base Yr 2022



NASSAU COUNTY PROPERTY

| VALUATION SUMMARY         |           | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY              |           |          |
| Tax Group: 5              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 383,092  |
| TOTAL MARKET OB/XF VALUE  |           | 5,769    |
| TOTAL LAND VALUE - MARKET |           | 500,000  |
| TOTAL MARKET VALUE        |           | 888,861  |
| SOH/AGL Deduction         |           | 214,256  |
| ASSESSED VALUE            |           | 674,605  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 624,605  |
| TOTAL JUST VALUE          |           | 888,861  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 822,166  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20218866   | REPAIR/RRF  | 15,350 | 08/01/2021 |
| R013367    | REPAIR/RRF  | 0      | 06/01/2001 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2428/0444                    | 1/21/2021 | WD        | Q   | I   | 01     | 610,000    |
| GRANTOR: SALTMARSH ERNEST O  |           |           |     |     |        |            |
| GRANTEE: MYERS RICHARD P & J |           |           |     |     |        |            |
| 0949/0001                    | 9/12/2000 | WD        | U   | I   |        | 265,000    |
| GRANTOR: ATTON ANGELA N      |           |           |     |     |        |            |
| GRANTEE: SALTMARSH ERNEST O  |           |           |     |     |        |            |

BUILDING NOTES

BUILDING DIMENSIONS  
UOP=[YR=1993] W29 S7 BAS=[YR=1993] W12 S40 E10UOP=[YR=2001] S17 FOP=[YR=2001] S6 E22 N6 W22 \$ E5 N17 W5 \$ E5  
UOP=[YR=1993] S5 FGR=[YR=1993] S12 E27N12 FOP=[YR=1993] E5 N5 W5 S5\$ N5 W15 FOP=[YR=1993] N4 W5 S9 E4 N5 E1\$W1 S5 W11\$ E7 N9 W3 FOP=[YR=1993] N6W4 S6 E4\$ W4 S4\$ N10 E4 S6E10 N5 E2 FOP=[YR=1993] S1 E8 N1 W8\$ E10N26 W26 N5 W3\$ E3 S5 E26 N12\$ PTR= E15 FUS=[YR=1993] E15 UOP=[YR=1993] N2E25 S7 W25 N5\$ S5 E3 S3 W3 S11E14 S16 W2 S4 E4 S17 W4 S2 W12N13 E7 N9 W7 S4 W15 N40\$ W15\$.