



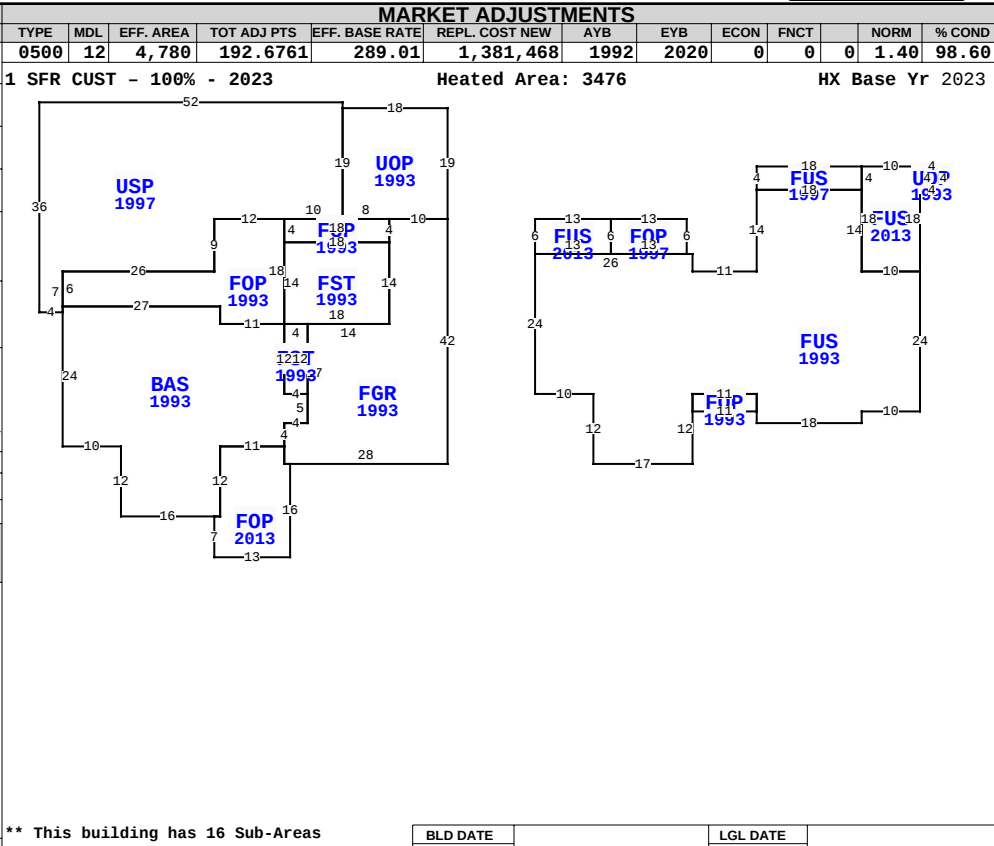
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 80       |
| Exterior Wall            | 10 | ABOVE AVG 20   |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 70     |
| Interior Wall            | 06 | CUST PANEL 30  |
| Interior Floor           | 12 | HARDWOOD 70    |
| Interior Floor           | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3.5 100        |
| 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       | 1,103            | 100         | 1,103        | 314,315              |
| FGR       | 784              | 55          | 431          | 122,819              |
| FOP       | 33               | 30          | 10           | 2,850                |
| FOP       | 72               | 30          | 22           | 6,269                |
| FOP       | 369              | 30          | 111          | 31,631               |
| FOP       | 78               | 30          | 23           | 6,554                |
| FOP       | 232              | 30          | 70           | 19,948               |
| FST       | 48               | 55          | 26           | 7,409                |
| FST       | 252              | 55          | 139          | 39,610               |
| FUS       | 2,043            | 100         | 2,043        | 582,181              |
| TOTALS    | 7,040            |             | 4,780        | 1,362,127            |

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0855       | CONC PAVR   | 0 100   | 0  | 0  | 3,982.00 | SF | 10.00    | 10.00          |
| 2              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       |
| 3              | 0861       | POOL GUNIT  | 0 100   | 40 | 10 | 400.00   | SF | 85.00    | 85.00          |
| 4              | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 497.00   | SF | 7.25     | 7.25           |
| 5              | 0825       | BRICK       | 0 100   | 0  | 0  | 158.00   | SF | 12.50    | 12.50          |
| 6              | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 394.00   | SF | 7.25     | 7.25           |
| 7              | 1242       | WD DECK A   | 0 100   | 0  | 0  | 186.00   | SF | 10.00    | 10.00          |
| 8              | 0445       | BOX FNC 5'  | 0 100   | 0  | 0  | 17.00    | LF | 8.10     | 8.10           |
| 9              | 0446       | BOX FNC 6'  | 0 100   | 0  | 0  | 10.00    | LF | 20.00    | 20.00          |
| 10             | 0871       | POOL HTR R  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000116   | C   | SFR MARSH            | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |



|                                   |  |  |  |  |           |  |  |  |  |
|-----------------------------------|--|--|--|--|-----------|--|--|--|--|
| ** This building has 16 Sub-Areas |  |  |  |  |           |  |  |  |  |
| 12 RED CEDAR RD, FERNANDINA BEACH |  |  |  |  |           |  |  |  |  |
| BLD DATE                          |  |  |  |  | LGL DATE  |  |  |  |  |
| XF DATE                           |  |  |  |  | LAND DATE |  |  |  |  |
| INC DATE                          |  |  |  |  | AG DATE   |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 70,218      |          |     |                      |     |     |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000116   | C   | SFR MARSH            | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |
|             |          |     |                      |     |     |          |       |       |             |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 2               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 5              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 1,362,127 |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 93,950    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 800,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 2,256,077 |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 30,079    |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 2,225,998 |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 2,175,998 |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 2,256,077 |  |  |  |  |
| NCON VALUE                |  |  |  |  | 5,000     |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 2,156,309 |  |  |  |  |

| PERMIT NUM | DESCRIPTION  | AMT    | ISSUED     |
|------------|--------------|--------|------------|
| B230013040 | USP 21*13    | 9,084  | 10/10/2023 |
| E1326497   | REMODEL      | 0      | 08/01/2013 |
| M1318564   | FOR ADDITION | 0      | 07/01/2013 |
| B1327368   | ADDITION     | 31,283 | 06/01/2013 |
| P1216242   | OTHER        | 0      | 12/01/2012 |
| E973886    | XFOB         | 1,000  | 07/01/1997 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2585/0544                      | 8/15/2022 | WD           | Q      | I      | 01        | 2,700,000     |  |
| GRANTOR: LEVINE LEONARD A & MI |           |              |        |        |           |               |  |
| GRANTEE: LUCZYNSKI THOMAS E    |           |              |        |        |           |               |  |
| 2253/1709                      | 2/07/2019 | WD           | Q      | I      | 02        | 1,395,000     |  |
| GRANTOR: WINGERT SUSAN E &     |           |              |        |        |           |               |  |
| GRANTEE: LEVINE LEONARD A &    |           |              |        |        |           |               |  |
| BUILDING NOTES                 |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FUS=[YR=1993;ORIG=41,6] E1 S3 E11 N14 E18 S14 E10 S24 W10 S2 W18 N2 N3 W11 S12 W17 N12 W10 N24 E26 \$ |  |  |  |  |  |  |  |  |  |
| USP=[YR=1997;ORIG=-28,0] E10 N19 N1 W52 S36 E4 N7 E26 N9 E12 \$                                       |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993;ORIG=-66,15] S24 E10 S12 E16 E1 N12 E11 N4 E4 N5 W4 N12 W11 N3 W27 \$                    |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993;ORIG=-28,39] S3 E28 N42 W10 S4 S14 W14 S17 W4 S4 \$                                      |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993;ORIG=-28,0] W12 S9 W26 S6 E27 S3 E11 N18 \$                                              |  |  |  |  |  |  |  |  |  |
| FST=[YR=1993;ORIG=-10,4] W18 S14 E18 N14 \$                                                           |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2013;ORIG=-40,51] S7 E13 N16 W1 N3 W11 S12 W1 \$                                              |  |  |  |  |  |  |  |  |  |
| UOP=[YR=1993;ORIG=0,-19] W18 S19 E8 E10 N19 \$                                                        |  |  |  |  |  |  |  |  |  |

**LUCZYNSKI THOMAS E & BRENDA S**  
12 RED CEDAR RD  
FERNANDINA BEACH, FL 32034

**01-6N-29-030B-0014-0000**

[illegible]