

PT OF LOT 15 IN OR 2288/1776 &  
LOT 14 (EX PT IN OR 1855/918)  
HERON OAKS #2 PBK 6/10

BORNHAUSER TRUST/BORNHAUSER THOMAS A TRUSTEE  
2 HERON OAKS CT  
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0850-0014-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 14 WD SHINGLE 100 |
| Roof Structur            | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 12 HARDWOOD 60    |
| Interior Floo            | 14 CARPET 40      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 4 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 100            |
| Units                    | 0 100             |

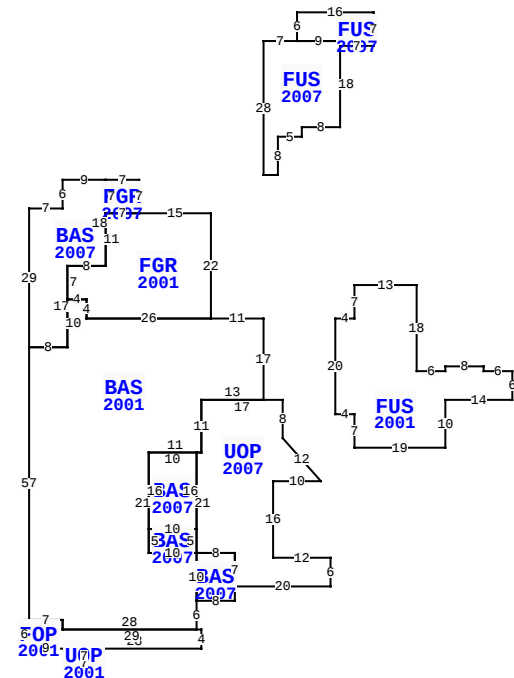
|          |      |                  |    |  |
|----------|------|------------------|----|--|
| Quality  | 03   | Quality Level 03 |    |  |
| DOR CODE | 0100 | SINGLE FAMILY    |    |  |
| MAP NUM  |      | MKT AREA         | 10 |  |

NEIGHBORHOOD/LOC 10001.010

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,268            | 100         | 2,268        | 373,689              |
| BAS       | 50               | 100         | 50           | 8,239                |
| BAS       | 80               | 100         | 80           | 13,181               |
| BAS       | 160              | 100         | 160          | 26,363               |
| BAS       | 382              | 100         | 382          | 62,941               |
| FGR       | 556              | 55          | 306          | 50,419               |
| FGR       | 49               | 55          | 27           | 4,449                |
| FOP       | 164              | 30          | 49           | 8,073                |
| FUS       | 710              | 100         | 710          | 116,983              |
| FUS       | 103              | 100         | 103          | 16,971               |
| TOTALS    | 5,570            |             | 4,607        | 759,076              |

\*\* This building has 13 Sub-Areas

2 HERON OAKS CT, FERNANDINA BEACH



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

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

04/10/2024 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       | 2001    | 2001        | 3 | 85     | 1,700           |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 440.00 | SF | 6.50     | 6.50           | 100       | 2001    | 2001        | 3 | 80     | 2,288           |       |
| 3   | 0825       | BRICK       | 0 100   | 0  | 0 | 279.00 | SF | 12.50    | 12.50          | 100       | 2001    | 2001        | 3 | 94     | 3,278           |       |
| 4   | 0801       | ASPHALT A   | 0 100   | 18 | 9 | 162.00 | SF | 3.00     | 3.00           | 100       | 2001    | 2001        | 3 | 50     | 243             |       |
| 5   | 0444       | BOX FNC 4'  | 0 100   | 0  | 0 | 24.00  | LF | 6.50     | 6.50           | 100       | 2001    | 2001        | 3 | 20     | 31              |       |
| 6   | 0446       | BOX FNC 6'  | 0 100   | 0  | 0 | 99.00  | LF | 20.00    | 20.00          | 100       | 2001    | 2001        | 3 | 20     | 396             |       |
| 7   | 0463       | FENCE GATE  | 0 100   | 0  | 0 | 3.00   | UT | 300.00   | 300.00         | 100       | 2001    | 2001        | 3 | 55     | 495             |       |
| 8   | 0877       | JACUZZI     | 0 100   | 0  | 0 | 1.00   | UT | 1,000.00 | 1,000.00       | 100       | 2001    | 2001        | 3 | 20     | 200             |       |
| 9   | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 172.00 | SF | 6.50     | 6.50           | 100       | 2003    | 2003        | 3 | 83     | 928             |       |
| 10  | 1242       | WD DECK A   | 0 100   | 0  | 0 | 108.00 | SF | 10.00    | 10.00          | 100       | 2003    | 2003        | 3 | 21     | 227             |       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000100   |

|          |       | TOTAL OB/XF |             |           |     |          |        |         |            |                |            | 9,786                       |      |         |      |     |    |        |  |  |  |
|----------|-------|-------------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|
| LOC ZONE | FRONT | DEPTH       | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |
| PUD      | 0.00  | 0.00        | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 500,000.00 | 500,000.00     | 500,000    |                             |      |         |      |     |    |        |  |  |  |
|          |       |             |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |
|          |       |             |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |
|          |       |             |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |
|          |       |             |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |
|          |       |             |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |

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