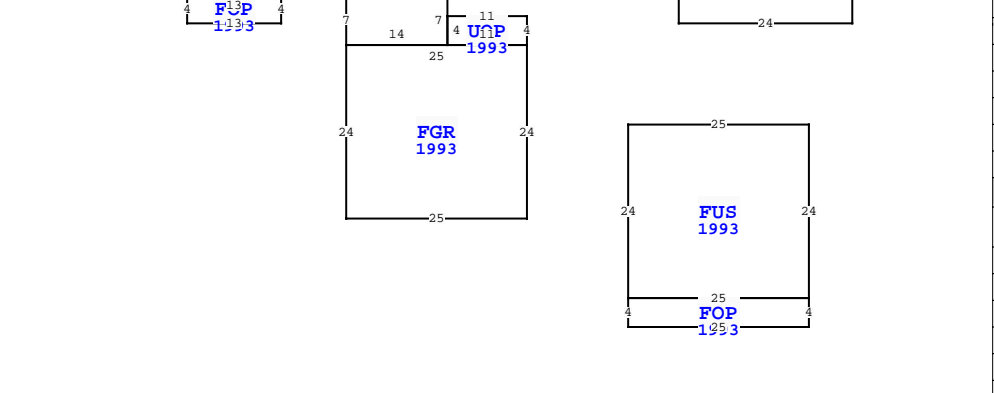


| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 12 CEDAR 100      |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 12 HARDWOOD 50    |
| Interior Floor           | 11 CLAY TILE 30   |
| Interior Floor           | 14 CARPET 20      |
| 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       |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 0500   | 01  | 3,686     | 109.9980    | 165.00         | 608,190        | 1976 | 1996 | 0    | 0    | 13.50 | 86.50  |  |
| 1 SFR CUST - 100% - 2023 Heated Area: 3149 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |       |        |  |



|                  |                     |             |              |                      |
|------------------|---------------------|-------------|--------------|----------------------|
| 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              | 1,685               | 100         | 1,685        | 240,492              |
| FGR              | 600                 | 55          | 330          | 47,099               |
| FOP              | 52                  | 30          | 16           | 2,284                |
| FOP              | 77                  | 30          | 23           | 3,283                |
| FOP              | 100                 | 30          | 30           | 4,282                |
| FST              | 76                  | 55          | 42           | 5,994                |
| FUS              | 600                 | 100         | 600          | 85,635               |
| FUS              | 864                 | 100         | 864          | 123,314              |
| UOP              | 44                  | 20          | 9            | 1,285                |
| UOP              | 77                  | 20          | 15           | 2,141                |
| TOTALS           | 4,415               |             | 3,686        | 526,084              |

\*\* This building has 11 Sub-Areas  
22 MARSH CREEK RD, FERNANDINA BEACH

|          |           |            |     |
|----------|-----------|------------|-----|
| BLD DATE | LGL DATE  | 03/14/2024 | MLU |
| XF DATE  | LAND DATE |            |     |
| INC DATE | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |           |          |             |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY         |           |          | PAGE 1 of 1 |
| VALUATION BY              |           | STANDARD |             |
| Tax Group: 5              | Tax Dist: |          |             |
| BUILDING MARKET VALUE     |           |          | 526,084     |
| TOTAL MARKET OB/XF VALUE  |           |          | 16,870      |
| TOTAL LAND VALUE - MARKET |           |          | 500,000     |
| TOTAL MARKET VALUE        |           |          | 1,042,954   |
| SOH/AGL Deduction         |           |          | 224,874     |
| ASSESSED VALUE            |           |          | 818,080     |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |             |
| BASE TAXABLE VALUE        |           |          | 768,080     |
| TOTAL JUST VALUE          |           |          | 1,042,954   |
| NCON VALUE                |           |          | 0           |
| INCOME VALUE              |           |          |             |
| PREVIOUS YEAR MKT VALUE   |           |          | 969,768     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1225817   | FOP'S       | 1,000  | 03/01/2012 |
| B1225860   | REMODEL     | 41,000 | 03/01/2012 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2604/0188                      | 11/22/2022 | WD        | Q   | I   | 01     | 1,150,000  |
| GRANTOR: JOHNSON JAMES R       |            |           |     |     |        |            |
| GRANTEE: SWINSON JOHN T & ST   |            |           |     |     |        |            |
| 1068/1538                      | 7/16/2002  | QC        | U   | I   | 01     | 100        |
| GRANTOR: JOHNSON JAMES R & JUD |            |           |     |     |        |            |
| GRANTEE: JOHNSON JAMES R       |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS=[YR=1993] W10 N2 USP=[YR=1993] N10 W24 S10 E24\$ W24   |  |
| FOP=[YR=1993] W7 S11 E7 N11\$ S11 W33 S21 E21 S2 FOP=[YR=1993] S4 E13 N4 W13\$ E22 S7 FGR=[YR=1993] S24 E25 N24 UOP=[YR=1993] N4 W11 S4 E11 \$ W25\$ E14 N7 FST=[YR=2012] N19 W4 S19 E4\$ W4 |  |
| N19 E14 N13 \$ PTR=E15 UOP=[YR=1993] E7 FUS=[YR=1993] E24 S36 W24 N36\$ S11 W7 N11\$ W15\$ PTR=E15 S50 FUS=[YR=1993] E25 S24 FOP=[YR=1993] S4 W25 N4 E25\$ W25 N24\$ N50 W15\$.              |  |

| 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       | 1976    | 1976        | 3 | 38     | 760             |       |
| 2   | 0803       | ASPHALT C   | 0   | 100 | 0  | 0  | 1,875.00 | SF | 2.00     | 2.00           | 100       | 1980    | 1980        | 3 | 50     | 1,875           |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 34 | 16 | 544.00   | SF | 85.00    | 85.00          | 100       | 1983    | 1983        | 3 | 20     | 9,248           |       |
| 4   | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 868.00   | SF | 7.25     | 7.25           | 100       | 1983    | 1983        | 3 | 41     | 2,580           |       |
| 5   | 1242       | WD DECK A   | 0   | 100 | 12 | 5  | 60.00    | SF | 10.00    | 10.00          | 100       | 1986    | 1986        | 3 | 20     | 120             |       |
| 6   | 0820       | WOOD WALK   | 0   | 100 | 0  | 0  | 465.00   | SF | 11.75    | 11.75          | 100       | 1986    | 1986        | 3 | 40     | 2,186           |       |
| 7   | 0445       | BOX FNC 5'  | 0   | 100 | 0  | 0  | 46.00    | LF | 8.10     | 8.10           | 100       | 1984    | 1984        | 3 | 20     | 75              |       |
| 8   | 0444       | BOX FNC 4'  | 0   | 100 | 0  | 0  | 20.00    | LF | 6.50     | 6.50           | 100       | 1984    | 1984        | 3 | 20     | 26              |       |

| LAND DESCRIPTION |          | TOTAL OB/XF |                      |     |     |          |       |       |             |           |   |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|---|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS         | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D | 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    | 500,000.00 | 500,000.00     | 500,000    |                             |      |         |      |     |    |        |