

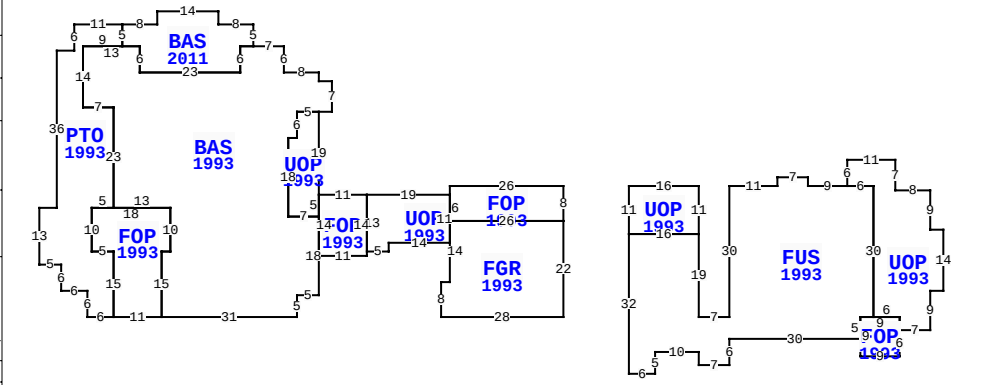


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 08 | CLAY TILE 100  |
| Interior Wall            | 05 | DRYWALL 50     |
| Interior Wall            | 08 | DECORATIVE 50  |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 15 | HARDTILE 50    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 4  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |

|                  |          |                  |
|------------------|----------|------------------|
| Quality          | 06       | Quality Level 06 |
| DOR CODE         | 0100     | SINGLE FAMILY    |
| MAP NUM          |          | MKT AREA         |
|                  |          | 10               |
| NEIGHBORHOOD/LOC | 10007.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,371            | 100         | 2,371        | 791,023              |
| BAS       | 330              | 100         | 330          | 110,096              |
| FGR       | 588              | 55          | 323          | 107,760              |
| FOP       | 81               | 30          | 24           | 8,007                |
| FOP       | 154              | 30          | 46           | 15,347               |
| FOP       | 208              | 30          | 62           | 20,684               |
| FOP       | 345              | 30          | 104          | 34,696               |
| FUS       | 1,693            | 100         | 1,693        | 564,826              |
| PTO       | 713              | 5           | 36           | 12,010               |
| UOP       | 156              | 20          | 31           | 10,342               |
| TOTALS    | 7,545            |             | 5,201        | 1,735,180            |

| MARKET ADJUSTMENTS       |     |           |             |                   |                |      |      |                 |      |   |      |        |
|--------------------------|-----|-----------|-------------|-------------------|----------------|------|------|-----------------|------|---|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT |   | NORM | % COND |
| 0500                     | 12  | 5,201     | 244.4112    | 366.62            | 1,906,791      | 1990 | 2005 | 0               | 0    | 0 | 9.00 | 91.00  |
| 1 SFR CUST - 100% - 2022 |     |           |             | Heated Area: 4394 |                |      |      | HX Base Yr 2022 |      |   |      |        |



\*\* This building has 13 Sub-Areas

101 LONG POINT DR, FERNANDINA BEACH

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/08/2024 |
| INC DATE |  | AG DATE   | 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     | 1990        | 1990 | 3      | 68              | 1,360  |
| 2   | 0504       | FP-ELECTRI  | 0       | 100 | 0  | 0     |    | 1.00     | UT 2,000.00    | 2,000.00  | 100     | 1990        | 1990 | 3      | 68              | 1,360  |
| 3   | 0812       | CONCRETE C  | 0       | 100 | 0  | 0     |    | 3,320.00 | SF 4.00        | 4.00      | 100     | 1990        | 1990 | 3      | 59.5            | 7,902  |
| 4   | 0858       | SCULP CONC  | 0       | 100 | 0  | 0     |    | 523.00   | SF 13.00       | 13.00     | 100     | 1990        | 1990 | 3      | 86              | 5,847  |
| 5   | 0300       | BOAT DCK W  | 0       | 100 | 0  | 0     |    | 2,441.00 | SF 40.00       | 40.00     | 100     | 1990        | 1990 | 3      | 20              | 19,528 |
| 6   | 0820       | WOOD WALK   | 0       | 100 | 0  | 0     |    | 668.00   | SF 11.75       | 11.75     | 100     | 1990        | 1990 | 3      | 40              | 3,140  |
| 7   | 1125       | CB/STC 6"   | 0       | 100 | 64 | 6     |    | 384.00   | SF 7.35        | 7.35      | 100     | 1990        | 1990 | 3      | 59.5            | 1,679  |
| 8   | 0322       | BOAT LFT L  | 0       | 100 | 0  | 0     |    | 1.00     | UT 1,500.00    | 1,500.00  | 100     | 2000        | 2000 | 3      | 20              | 300    |
| 9   | 0317       | DCK PLNG W  | 0       | 100 | 0  | 0     |    | 2.00     | UT 1,000.00    | 1,000.00  | 100     | 2000        | 2000 | 3      | 20              | 400    |
| 10  | 0920       | CWALL-WD/M  | 0       | 100 | 0  | 0     |    | 176.00   | LF 390.00      | 390.00    | 100     | 2000        | 2000 | 3      | 20              | 13,728 |

| 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 T | DPH FACT | % COND | TOT ADJ | UNIT PRICE   | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| 1                | 000132   | C   | SFR RIVER            | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.15   | 1.15    | 1,400,000.00 | 1,610,000.00   | 1,610,000  |                             |      |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 2  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 5 |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 1,783,657    |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 55,909       |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 1,610,000    |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 3,449,566    |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 1,322,071    |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 2,127,495    |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 50,000       |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 2,077,495    |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 3,449,566    |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  | 0            |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 3,142,679    |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1529793   | ADDITION    | 69,600  | 01/01/2015 |
| B1226299   | REEMODEL    | 65,000  | 08/01/2012 |
| E1225305   | REMODEL     | 0       | 08/01/2012 |
| P1216056   | NEW CONSTR  | 0       | 08/01/2012 |
| R1213095   | ROOF        | 41,000  | 08/01/2012 |
| 5778       | NEW CONSTR  | 546,000 | 06/01/1989 |

| SALES DATA                     |           |           |     |     |   |        |            |  |  |
|--------------------------------|-----------|-----------|-----|-----|---|--------|------------|--|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | I | RSN CD | SALE PRICE |  |  |
| 2457/0751                      | 4/26/2021 | WD Q      | Q   | I   | I | 01     | 2,950,000  |  |  |
| GRANTOR: HUGHES ROBERT S & SAN |           |           |     |     |   |        |            |  |  |
| GRANTEE: KEIGWIN HENRY J & B   |           |           |     |     |   |        |            |  |  |
| 1793/1197                      | 5/04/2012 | WD Q      | Q   | I   | I | 02     | 1,935,000  |  |  |
| GRANTOR: WALKER JOANNE W TRUST |           |           |     |     |   |        |            |  |  |
| GRANTEE: HUGHES ROBERT S & S   |           |           |     |     |   |        |            |  |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1993] W26S2UOP=[YR=1993] W19 FOP=[YR=1993]<br>W11UOP=[YR=1993] N19BAS=[YR=1993] E3N7W3N2W8N6W7<br>BAS=[YR=2011] N5W8N3 W14S3W8PTO=[YR=1993] W11S6W4S36W4S13<br>E5S6E6S6 E6FOP=[YR=1993] E11 N15E2 N10W18S10E5S15N15W5N10<br>E5N23 W7N14E9N5S5E4S6E23N6E3S W3S6 W23N6W13S14E7S23E13S10W2<br>S15 E31N5E5N18W7N18E2N6E5W5S6 W2<br>S18E7N5S14E11N14S13E5N2E14 N11S6FGR=[YR=1993]<br>S14W2S8E28N22W26 E \$26N8\$PTR=E15UOP=[YR=1993] E16S11<br>FUS=[YR=1993] S19E7N30E11N2E7S2E9 UOP=[YR=1993]<br>N6E11S7E8S9E3S14W3S9W7 FOP=[YR=1993] S6W9N9E9S3N3W6N30W6S E6<br>S30W3S5W30S6W7N3W10S5W6N32 E16\$W16N11\$W15\$. |  |  |  |  |  |  |  |  |  |



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 16               | WD FR STUC 100   |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 08               | CLAY TILE 100    |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 11               | CLAY TILE 100    |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 0 100            |              |                      |
| Bathrooms                |                  | 0.5 100          |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 04               | Quality Level 04 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 10                   |
| NEIGHBORHOOD/LOC         | 10007.00         |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 525              | 100              | 525          | 46,106               |
| FOP                      | 90               | 30               | 27           | 2,371                |
|                          |                  |                  |              |                      |
| TOTALS                   | 615              |                  | 552          | 48,477               |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| 0150 | 11  | 552       | 182.9520    | 91.48          | 50,497         | 2015 | 2015 | 0    | 0    | 0 | 4.00 | 96.00  |

2 ACCESSORY U - 100% - 2022

Heated Area: 525

HX Base Yr 2022

6

25

15

15

21

21

6

25

FOP  
2015

BAS  
2015

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/08/2024 |

MLU