



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 16               | WD FR STUC 100   |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 14               | CARPET 70        |              |                      |
| Interior Floor           | 11               | CLAY TILE 30     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 | 02               | 4 100            |              |                      |
| Bathrooms                |                  | 4 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 2.               | 2. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 04               | Quality Level 04 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  | MKT AREA         |                  | 04           |                      |
| NEIGHBORHOOD/LOC         | 4043.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,845            | 100              | 2,845        | 334,963              |
| FGR                      | 777              | 55               | 427          | 50,274               |
| FOP                      | 30               | 30               | 9            | 1,060                |
| FOP                      | 60               | 30               | 18           | 2,119                |
| FOP                      | 30               | 30               | 9            | 1,060                |
| FSP                      | 284              | 40               | 114          | 13,422               |
| FST                      | 66               | 55               | 36           | 4,239                |
| FUS                      | 793              | 100              | 793          | 93,366               |
| TOTALS                   | 4,885            |                  | 4,251        | 500,501              |

| MARKET ADJUSTMENTS       |            |           |             |                |                |      |           |      |      |       |        |
|--------------------------|------------|-----------|-------------|----------------|----------------|------|-----------|------|------|-------|--------|
| TYPE                     | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB       | ECON | FNCT | NORM  | % COND |
| 0900                     | 01         | 4,251     | 105.2436    | 131.55         | 559,219        | 2002 | 2002      | 0    | 0    | 10.50 | 89.50  |
| 1 SNGL FAM - 100% - 2015 |            |           |             |                |                |      |           |      |      |       |        |
| Heated Area: 3638        |            |           |             |                |                |      |           |      |      |       |        |
| HX Base Yr 2015          |            |           |             |                |                |      |           |      |      |       |        |
|                          |            |           |             |                |                |      |           |      |      |       |        |
| BLD DATE                 | 03/29/2023 |           |             |                |                | NW   | LGL DATE  |      |      |       |        |
| XF DATE                  |            |           |             |                |                |      | LAND DATE |      |      |       |        |
| INC DATE                 |            |           |             |                |                |      | AG DATE   |      |      |       |        |

86177 SHELTER ISLAND DR, FERNANDINA BEACH

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          | 86177 SHELTER ISLAND DR, FERNANDINA BEACH |           |         |             | AG DATE |        |                 |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|-------------------------------------------|-----------|---------|-------------|---------|--------|-----------------|-------|
| 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              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 1,245.00 | SF | 5.20     | 5.20                                      | 100       | 2002    | 2002        | 3       | 82     | 5,309           |       |
| 2              | 0600       | SUMMER KIT  | 0   | 100 | 0 | 0 | 1.00     | UT | 5,000.00 | 5,000.00                                  | 100       | 2020    | 2020        | 3       | 90     | 4,500           |       |
| 3              | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 224.00   | SF | 17.50    | 17.50                                     | 100       | 2020    | 2020        | 3       | 90     | 3,528           |       |
|                |            |             |     |     |   |   |          |    |          |                                           |           |         |             |         |        |                 |       |
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