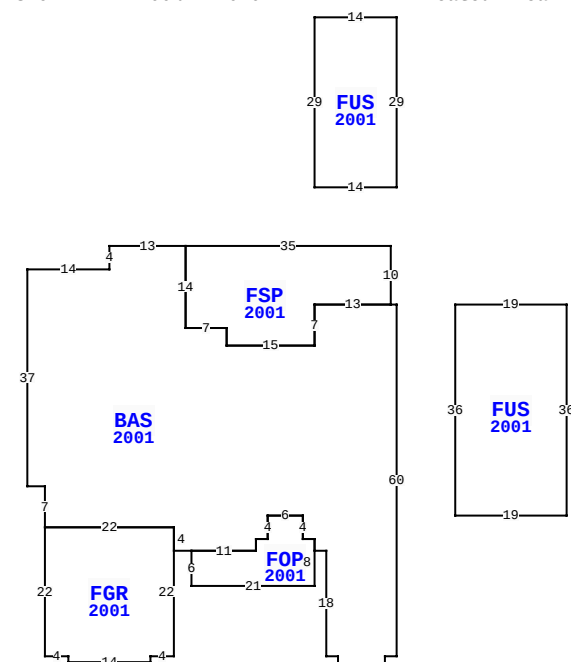


**REYES RICHARD J & LINDA M**  
86193 SHELTER ISLAND DRIVE  
FERNANDINA BEACH, FL 32034

**12-2N-27-1460-0215-0000**

| BUILDING CHARACTERISTICS |                  |             |                      |                      | MARKET ADJUSTMENTS                                                                 |          |          |          |                |           |          |             |        |         | NASSAU COUNTY PROPERTY    |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|----------------------|----------------------|------------------------------------------------------------------------------------|----------|----------|----------|----------------|-----------|----------|-------------|--------|---------|---------------------------|----------------|------------|-----------------------------|------|---------|------|----------|----|--------|-----------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION         |                      | VALUATION SUMMARY                                                                  |          |          |          |                |           |          |             |        |         | PAGE 1 of 1               |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 16          | WD FR STUC 100       |                      | 0900                                                                               | 01       | 4,402    | 111.3420 | 139.18         | 612,670   | 2001     | 2001        | 0      | 0       | 0                         | 11.00          | 89.00      | VALUATION BY                |      |         |      | STANDARD |    |        |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 08          | IRREGULAR 100        |                      | 1 SNGL FAM - 100% - 2020                                                           |          |          |          |                |           |          |             |        |         | Heated Area: 3884         |                |            |                             |      |         |      |          |    |        | HX Base Yr 2020 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |                      |  |          |          |          |                |           |          |             |        |         | BUILDING MARKET VALUE     |                |            |                             |      |         |      |          |    |        | 545,276         |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 70           |                      |                                                                                    |          |          |          |                |           |          |             |        |         | TOTAL MARKET OB/XF VALUE  |                |            |                             |      |         |      |          |    |        | 92,479          |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 06          | CUST PANEL 30        |                      |                                                                                    |          |          |          |                |           |          |             |        |         | TOTAL LAND VALUE - MARKET |                |            |                             |      |         |      |          |    |        | 127,500         |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 60            |                      |                                                                                    |          |          |          |                |           |          |             |        |         | TOTAL MARKET VALUE        |                |            |                             |      |         |      |          |    |        | 765,255         |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 11          | CLAY TILE 40         |                      |                                                                                    |          |          |          |                |           |          |             |        |         | SOH/AGL Deduction         |                |            |                             |      |         |      |          |    |        | 253,751         |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |                      | ASSESSED VALUE                                                                     |          |          |          |                |           |          |             |        |         | 511,504                   |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      | TOTAL EXEMPTION VALUE                                                              |          |          |          |                |           |          |             |        |         | HX HB                     |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 6           | 100                  |                      | BASE TAXABLE VALUE                                                                 |          |          |          |                |           |          |             |        |         | 461,504                   |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 5           | 100                  |                      | TOTAL JUST VALUE                                                                   |          |          |          |                |           |          |             |        |         | 765,255                   |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      | NCON VALUE                                                                         |          |          |          |                |           |          |             |        |         | 0                         |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 2.          | 2. 100               |                      | INCOME VALUE                                                                       |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0           | 100                  |                      | PREVIOUS YEAR MKT VALUE                                                            |          |          |          |                |           |          |             |        |         | 742,712                   |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 04          | Quality Level 04     |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY        |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4043.00     |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 2,794            | 100         | 2,794                | 346,093              |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| FGR                      | 498              | 55          | 274                  | 33,940               |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 170              | 30          | 51                   | 6,317                |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| FSP                      | 483              | 40          | 193                  | 23,907               |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| FUS                      | 406              | 100         | 406                  | 50,291               |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| FUS                      | 684              | 100         | 684                  | 84,727               |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 5,035       |                      | 4,402                | 545,276                                                                            |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      | 86193 SHELTER ISLAND DR, FERNANDINA BEACH                                          |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| 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                        | 0500             | FP-PRE FAB  | 0                    | 100                  | 0                                                                                  | 0        | 1.00     | UT       | 3,500.00       |           | 3,500.00 | 100         | 2001   | 2001    | 3                         | 85             | 2,975      |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| 2                        | 0855             | CONC PAVER  | 0                    | 100                  | 0                                                                                  | 0        | 1,553.00 | SF       | 10.00          |           | 10.00    | 100         | 2020   | 2020    | 3                         | 99             | 15,375     |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| 3                        | 0462             | ST/AL FNC   | 0                    | 100                  | 0                                                                                  | 0        | 1,080.00 | SF       | 10.00          |           | 10.00    | 100         | 2001   | 2001    | 3                         | 29             | 3,132      |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| 4                        | 0463             | FENCE GATE  | 0                    | 100                  | 0                                                                                  | 0        | 2.00     | UT       | 300.00         |           | 300.00   | 100         | 2001   | 2001    | 3                         | 55             | 330        |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| 5                        | 0855             | CONC PAVER  | 0                    | 100                  | 0                                                                                  | 0        | 1,110.00 | SF       | 10.00          |           | 10.00    | 100         | 2020   | 2020    | 3                         | 99             | 10,989     |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| 6                        | 1076             | TRELLIS A   | 0                    | 100                  | 0                                                                                  | 0        | 200.00   | SF       | 7.50           |           | 7.50     | 100         | 2008   | 2008    | 3                         | 52             | 780        |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| 7                        | 0871             | POOL HTR R  | 0                    | 100                  | 0                                                                                  | 0        | 1.00     | UT       | 2,000.00       |           | 2,000.00 | 100         | 2020   | 2020    | 3                         | 90             | 1,800      |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| 8                        | 0600             | SUMMER KIT  | 0                    | 100                  | 0                                                                                  | 0        | 1.00     | UT       | 5,000.00       |           | 5,000.00 | 100         | 2020   | 2020    | 3                         | 90             | 4,500      |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| 9                        | 0911             | SCRN RM A   | 0                    | 100                  | 0                                                                                  | 0        | 1,352.00 | SF       | 17.50          |           | 17.50    | 100         | 2020   | 2020    | 3                         | 90             | 21,294     |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| 10                       | 0861             | POOL GUNIT  | 0                    | 100                  | 0                                                                                  | 0        | 396.00   | SF       | 85.00          |           | 85.00    | 100         | 2020   | 2020    | 3                         | 93             | 31,304     |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      | TOTAL OB/XF                                                                        |          |          |          |                |           |          |             |        |         | 92,479                    |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP                  | R D                                                                                | LOC ZONE | FRONT    | DEPTH    | TOT LND UTS    | UNIT TYPE | D T      | DPHT FACT   | % COND | TOT ADJ | UNIT PRICE                | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ      | YR | CONSRV |                 |  |  |  |  |  |  |  |  |  |
| 1                        | 000135           | C           | SFR CNSVTN           | 100                  |                                                                                    | PUD      | 0.00     | 0.00     | 1.00           | LT        |          | 1.00        | 1.00   | 1.00    | 127,500.00                | 127,500.00     | 127,500    |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |          |          |                |           |          |             |        |         |                           |                |            |                             |      |         |      |          |    |        |                 |  |  |  |  |  |  |  |  |  |