

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 70 |
| Interior Floo | 14 | CARPET | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | | 1. | 1. 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 | 4077.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 2,266 | 100 | 2,266 |
| FGR | 618 | 55 | 340 |
| FOP | 48 | 30 | 14 |
| FSP | 240 | 40 | 96 |
| TOTALS | 3,172 | | 2,716 |
| | | | 306,662 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,716 | 120.0528 | 114.05 | 309,760 | 2020 | 2020 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM - 100% - 2021 Heated Area: 2266 HX Base Yr 2021

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 306,662 |
| TOTAL MARKET OB/XF VALUE | | | 5,782 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 387,444 |
| SOH/AGL Deduction | | | 284,136 |
| ASSESSED VALUE | | | 103,308 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 53,308 |
| TOTAL JUST VALUE | | | 387,444 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 373,590 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20009075 | CO ISSUED | 0 | 09/29/2020 |
| 2000125 | NEW CONSTR | 314,132 | 01/07/2020 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2701/670 | 3/21/2024 | WD | U | I | 11 | 100 |

GRANTOR: ROBINSON EVELYN FAY D
GRANTEE: ROBINSON JASON PHIL
2407/1731 10/29/2020 SW Q I 02 317,500
GRANTOR: LENNAR HOMES LLC
GRANTEE: ROBINSON EVELYN FAY

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0855 | CONC PAVR | 0 | 100 | 0 | 584.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 5,782 | |

| | | | | | |
|----------|------------|----|-----------|------------|-----|
| BLD DATE | 03/06/2023 | NW | LGL DATE | 06/13/2023 | MLU |
| XF DATE | | | LAND DATE | | |
| INC DATE | | | AG DATE | | |

| BUILDING NOTES | |
|---|--|
| 85170 FALL RIVER PKWY, FERNANDINA BEACH | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2020] W13 FSP=[YR=2020] W20 S12 E20 N12 S12 W20 N12 W16 S46 FGR=[YR=2020] S20 E10 S2 E19 N11 FOP=[YR=2020] E6 N8 W6 S8 N11 W29 S29 S3 E6 S13 E2 S1 E10 N1 E2 N62 S. | |

| 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 | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | SFR | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |