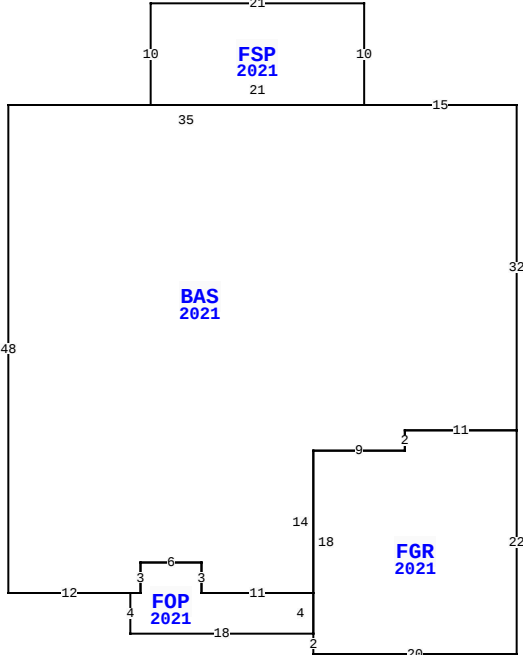




| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4041.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,080            | 100         | 2,080        | 277,616              |
| FGR       | 422              | 55          | 232          | 30,964               |
| FOP       | 90               | 30          | 27           | 3,604                |
| FSP       | 210              | 40          | 84           | 11,212               |
| TOTALS    | 2,802            |             | 2,423        | 323,396              |

| MARKET ADJUSTMENTS                                                                 |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                                               | 01  | 2,423     | 107.3100    | 134.14         | 325,021        | 2021 | 2021 | 0    | 0    | 0.50 | 99.50  |
| 1 SNGL FAM - 100% - 2022 Heated Area: 2080 HX Base Yr 2022                         |     |           |             |                |                |      |      |      |      |      |        |
|  |     |           |             |                |                |      |      |      |      |      |        |
| 24123 FLORA PARKE BLVD, FERNANDINA BEACH                                           |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE: 04/08/2024 MLU                                                           |     |           |             |                |                |      |      |      |      |      |        |

| EXTRA FEATURES |            |             |         |    |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 20 | 3 | 60.00  | SF | 6.50  | 6.50           | 100       | 2021    |
| 2              | 0811       | CONCRETE B  | 0 100   | 0  | 0 | 780.00 | SF | 5.20  | 5.20           | 100       | 2021    |

| YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-------------|---|--------|-----------------|-------|
| 2021        | 3 | 99     | 386             |       |
| 2021        | 3 | 99     | 4,015           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| NASSAU COUNTY PROPERTY    |  |              |               |
|---------------------------|--|--------------|---------------|
| VALUATION SUMMARY         |  |              | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD     |               |
| Tax Group: 4              |  | Tax Dist:    |               |
| BUILDING MARKET VALUE     |  | 323,396      |               |
| TOTAL MARKET OB/XF VALUE  |  | 4,401        |               |
| TOTAL LAND VALUE - MARKET |  | 75,000       |               |
| TOTAL MARKET VALUE        |  | 402,797      |               |
| SOH/AGL Deduction         |  | 83,332       |               |
| ASSESSED VALUE            |  | 319,465      |               |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |               |
| BASE TAXABLE VALUE        |  | 269,465      |               |
| TOTAL JUST VALUE          |  | 402,797      |               |
| NCON VALUE                |  | 0            |               |
| INCOME VALUE              |  |              |               |
| PREVIOUS YEAR MKT VALUE   |  | 378,209      |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C2010111   | CO ISSUED   | 0       | 06/14/2021 |
| B2010111   | NEW CONSTR  | 282,246 | 10/22/2020 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2475/0490                      | 6/22/2021 | WD        | Q   | I   | 01     |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     |        |
| GRANTEE: JACKSON KYLE M        |           |           |     |     |        |
| 1612/0313                      | 3/13/2009 | WD        | U   | V   | 30     |
| GRANTOR: FLORA PARKE DEVELOPME |           |           |     |     |        |
| GRANTEE: SEDA CONSTRUCTION C   |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W15 FSP=[YR=2021] N10 W21 S10 E21\$ W35 S48 E12 FOP=[YR=2021] S4 E18 FGR=[YR=2021] S2 E20 N22 W11 S2 W9 S18\$ N4 W11 N3 W6 S3 W1\$ E1 N3 E6 S3 E11 N14 E9 N2 E11 N32\$. |  |  |  |  |  |  |  |  |  |  |  |