



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 90  |
| Exterior Wall            | 21  | STONE 10       |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 60      |
| Interior Floor           | 11  | CLAY TILE 40   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 5   | 100            |
| Bathrooms                | 4   | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4042.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,842            | 100         | 2,842        | 336,730              |
| FGR       | 607              | 55          | 334          | 39,574               |
| FOP       | 108              | 30          | 32           | 3,792                |
| FSP       | 268              | 40          | 107          | 12,677               |
| FUS       | 551              | 100         | 551          | 65,284               |
| TOTALS    | 4,376            |             | 3,866        | 458,056              |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                             | 01  | 3,866     | 103.5900    | 129.49         | 500,608        | 2006 | 2006 | 0    | 0    | 8.50 | 91.50  |
| 1 SNGL FAM - 0% - 0 Heated Area: 3393 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |
|                                                  |     |           |             |                |                |      |      |      |      |      |        |
| 95194 AMELIA NATIONAL PKWY, FERNANDINA BEACH     |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE: 04/18/2024 MLU                         |     |           |             |                |                |      |      |      |      |      |        |

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|-----------|---------|
| L N            | OB/UF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0       | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2006    |
| 2              | 0855       | CONC PAVER  | 0       | 0 | 0 | 1,381.00 | SF | 10.00    | 10.00          | 100       | 2006    |

| YEAR ACTUAL | Q | % COND | OB/UF MKT VALUE | NOTES |
|-------------|---|--------|-----------------|-------|
| 2006        | 3 | 90     | 3,150           |       |
| 2006        | 3 | 87     | 12,015          |       |

| LAND DESCRIPTION |          |            |                      |        |     | TOTAL OB/UF       |       |                           |             |           |     |                 |        |                 |            | 15,165                    |            |                             |      |         |      |     |    |        |  |
|------------------|----------|------------|----------------------|--------|-----|-------------------|-------|---------------------------|-------------|-----------|-----|-----------------|--------|-----------------|------------|---------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| L N              | USE CODE | CLS        | LAND USE DESCRIPTION | CAP    | R D | LOC ZONE          | FRONT | DEPTH                     | TOT LND UTS | UNIT TYPE | D T | DPTH FACT       | % COND | TOT ADJ         | UNIT PRICE | ADJ UNIT PRICE            | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 1                | 000134   | C          | SFR POND             | 0      |     | PUD               | 0.00  | 0.00                      | 1.00        | LT        |     | 1.00            | 1.00   | 1.00            | 165,000.00 | 165,000.00                | 165,000    |                             |      |         |      |     |    |        |  |
|                  |          |            |                      |        |     |                   |       |                           |             |           |     |                 |        |                 |            |                           |            |                             |      |         |      |     |    |        |  |
|                  |          |            |                      |        |     |                   |       |                           |             |           |     |                 |        |                 |            |                           |            |                             |      |         |      |     |    |        |  |
|                  |          |            |                      |        |     |                   |       |                           |             |           |     |                 |        |                 |            |                           |            |                             |      |         |      |     |    |        |  |
|                  |          |            |                      |        |     |                   |       |                           |             |           |     |                 |        |                 |            |                           |            |                             |      |         |      |     |    |        |  |
|                  |          |            |                      |        |     |                   |       |                           |             |           |     |                 |        |                 |            |                           |            |                             |      |         |      |     |    |        |  |
|                  |          |            |                      |        |     |                   |       |                           |             |           |     |                 |        |                 |            |                           |            |                             |      |         |      |     |    |        |  |
| REVIEW DATE      |          | 05/12/2019 |                      | BY KBA |     | Total Acres: 0.00 |       | Total Land Value: 165,000 |             | Market: 0 |     | Agricultural: 0 |        | Common: 165,000 |            | PRINTED 08/06/2024 BY SYS |            |                             |      |         |      |     |    |        |  |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 458,056   |  |             |
| TOTAL MARKET OB/UF VALUE  | 15,165    |  |             |
| TOTAL LAND VALUE - MARKET | 165,000   |  |             |
| TOTAL MARKET VALUE        | 638,221   |  |             |
| SOH/AGL Deduction         | 0         |  |             |
| ASSESSED VALUE            | 638,221   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 638,221   |  |             |
| TOTAL JUST VALUE          | 638,221   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              | 0         |  |             |
| PREVIOUS YEAR MKT VALUE   | 655,381   |  |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R2105565   | ROOF        | 27,926 | 05/03/2021 |
| M10089     | H/AC        | 0      | 08/01/2005 |
| P0509587   | NEW CONSTR  | 0      | 06/01/2005 |
| E0515219   | NEW CONSTR  | 0      | 06/01/2005 |
| C15062     | CO ISSUED   | 0      | 04/01/2005 |
| R07512     | REPAIR/RRF  | 5,000  | 04/01/2005 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2476/1420                      | 7/06/2021 | WD Q      | I   | 01  |        |
| GRANTOR: STAPP TRACY A & SHARO |           |           |     |     |        |
| GRANTEE: ROBINSON JAMES G      |           |           |     |     |        |
| 2260/0123                      | 3/07/2019 | WD Q      | I   | 01  |        |
| GRANTOR: DAWSON PAUL & MICHELL |           |           |     |     |        |
| GRANTEE: STAPP TRACY A & SHA   |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W31S6 FSP=[YR=2006] W24 S15 E14 N6 U4 R4 E6N5\$ S5W6 L4 D4 S6W14 S35 FGR=[YR=2006] S23 E19 N1 E10 N20 W25 N2W4\$ E4S2E25 FOP=[YR=2006] S8E15N2W2N6W13\$E13S6 E10 U4 R3 N60\$ PTR= E10 FUS=[YR=2006] S8 E12 S27 E13 N35 W25 \$ W10\$. |  |  |  |  |  |  |  |  |  |  |  |