



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 90  |
| Exterior Wall            | 21 | STONE 10       |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 60      |
| Interior Floor           | 15 | HARDTILE 40    |
| 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       |

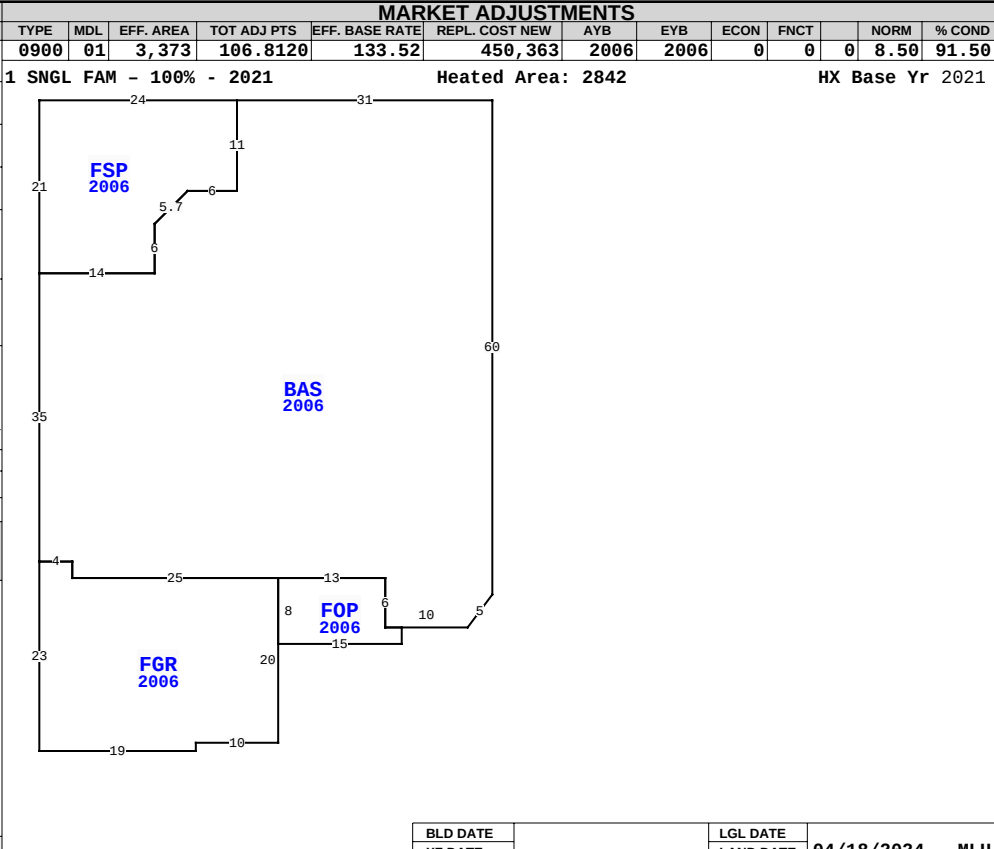
|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| 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        | 347,210              |
| FGR       | 607              | 55          | 334          | 40,805               |
| FOP       | 108              | 30          | 32           | 3,910                |
| FSP       | 412              | 40          | 165          | 20,158               |
| TOTALS    | 3,969            |             | 3,373        | 412,082              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 22 | 3  | 66.00  | SF | 6.50     | 6.50           |       |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 42 | 16 | 672.00 | SF | 6.50     | 6.50           |       |

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



|                                    |  |  |           |  |  |            |  |  |     |  |  |
|------------------------------------|--|--|-----------|--|--|------------|--|--|-----|--|--|
| 95104 BERMUDA DR, FERNANDINA BEACH |  |  |           |  |  |            |  |  |     |  |  |
| BLD DATE                           |  |  | LGL DATE  |  |  | 04/18/2024 |  |  | MLU |  |  |
| XF DATE                            |  |  | LAND DATE |  |  |            |  |  |     |  |  |
| INC DATE                           |  |  | AG DATE   |  |  |            |  |  |     |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 7,323       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
| PAGE 1 of 1 4             |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 412,082   |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 7,323     |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 165,000   |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 584,405   |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 217,533   |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 366,872   |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 50,000    |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 316,872   |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 584,405   |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 594,739   |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| P11143     | NEW CONSTR  | 0       | 05/01/2006 |
| C16199     | CO ISSUED   | 250,000 | 10/01/2005 |
| R08324     | REPAIR/RRF  | 5,000   | 10/01/2005 |
| B16199     | NEW CONSTR  | 250,000 | 10/01/2005 |

| SALES DATA                     |            |              |        |        |           |               |  |  |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2356/1205                      | 4/23/2020  | WD           | Q      | I      | 02        | 400,000       |  |  |  |
| GRANTOR: ISICSON PAULA A & JOH |            |              |        |        |           |               |  |  |  |
| GRANTEE: WILEY MILES C III &   |            |              |        |        |           |               |  |  |  |
| 1949/1798                      | 11/14/2014 | WD           | Q      | I      | 02        | 348,000       |  |  |  |
| GRANTOR: SITNICK IRWIN & JANET |            |              |        |        |           |               |  |  |  |
| GRANTEE: ISICSON PAULA A & J   |            |              |        |        |           |               |  |  |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W31 FSP=[YR=2006] W24 S21 E14 N6 U4 R4 E6 N11S\$11 W6 L4 D4 S6 W14 S35 FGR=[YR=2006] S23 E19N1E10 N20 W25N2W4\$E4S2E25 FOP=[YR=2006] S8E15N2W2N6W13\$E13S6 E10 R3 U4 N60\$. |  |  |  |  |  |  |  |  |  |  |  |