



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 5  | 100            |
| Bathrooms                | 4  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |

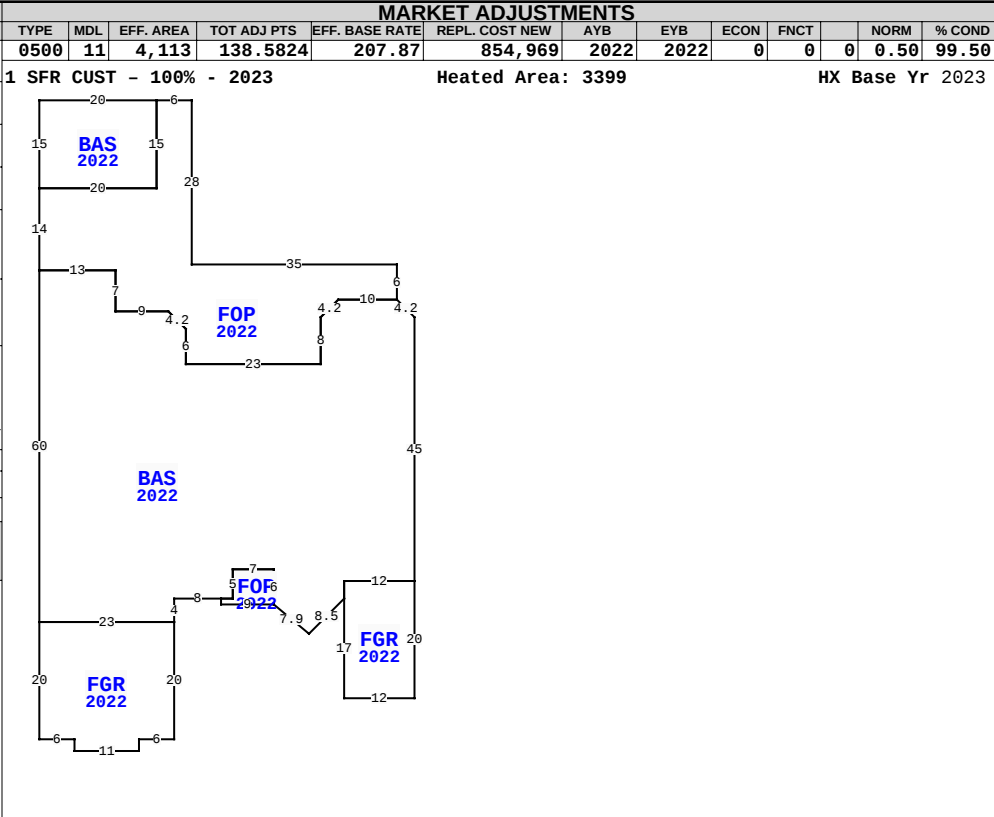
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4042.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 300              | 100         | 300          | 62,049               |
| BAS       | 3,099            | 100         | 3,099        | 640,968              |
| FGR       | 240              | 55          | 132          | 27,302               |
| FGR       | 482              | 55          | 265          | 54,811               |
| FOP       | 44               | 30          | 13           | 2,688                |
| FOP       | 1,015            | 30          | 304          | 62,876               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 5,180 |  | 4,113 | 850,694 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |       |          |             |                |
|----------------|------------|-------------|---------|-----|---|-------|----------|-------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT       | Adj R       | ADJ UNIT PRICE |
| 1              | 0504       | FP-ELECTRI  | 0       | 100 | 0 | 0     | 1.00     | UT 2,000.00 | 2,000.00       |
| 2              | 0811       | CONCRETE B  | 0       | 100 | 0 | 0     | 1,339.00 | SF 5.20     | 5.20           |
| 3              | 0911       | SCRN RM A   | 0       | 100 | 0 | 0     | 864.00   | SF 17.50    | 17.50          |
| 4              | 0861       | POOL GUNIT  | 0       | 100 | 0 | 0     | 346.00   | SF 85.00    | 85.00          |
| 5              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     | 518.00   | SF 10.00    | 10.00          |
| 6              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     | 32.00    | SF 10.00    | 10.00          |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | SFR POND             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 57,951      |  |  |  |  |  |  |  |  |  |

95043 SWEETBERRY WAY, FERNANDINA BEACH

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/18/2024 |
| INC DATE |  | AG DATE   | MLU        |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0500 | 11  | 4,113     | 138.5824    | 207.87         | 854,969        | 2022 | 2022 | 0    | 0    | 0.50 | 99.50  |

NASSAU COUNTY PROPERTY

| VALUATION SUMMARY         |              | STANDARD |
|---------------------------|--------------|----------|
| VALUATION BY              | Tax Group: 4 |          |
| Tax Group: 4              | Tax Dist:    |          |
| BUILDING MARKET VALUE     | 850,694      |          |
| TOTAL MARKET OB/XF VALUE  | 57,951       |          |
| TOTAL LAND VALUE - MARKET | 165,000      |          |
| TOTAL MARKET VALUE        | 1,073,645    |          |
| SOH/AGL Deduction         | 235,673      |          |
| ASSESSED VALUE            | 837,972      |          |
| TOTAL EXEMPTION VALUE     | HX HB SX     |          |
| BASE TAXABLE VALUE        | 737,972      |          |
| TOTAL JUST VALUE          | 1,073,645    |          |
| NCON VALUE                | 0            |          |
| INCOME VALUE              |              |          |
| PREVIOUS YEAR MKT VALUE   | 813,565      |          |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22004886   | SCREEN ROOM | 9,576   | 03/30/2022 |
| 22001298   | SWIM POOL   | 69,086  | 01/21/2022 |
| 21001433   | NEW CONSTR  | 580,075 | 10/19/2021 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2577/1091                      | 7/12/2022  | SW        | Q   | I   | 02     | 1,050,600  |
| GRANTOR: ICI JACKSONVILLE RESI |            |           |     |     |        |            |
| GRANTEE: CHERPOCK JOHN ALBER   |            |           |     |     |        |            |
| 1599/0347                      | 12/22/2008 | WD        | U   | V   | 19     | 100        |
| GRANTOR: INTERVEST CONSTRUCTIO |            |           |     |     |        |            |
| GRANTEE: ICI JACKSONVILLE RE   |            |           |     |     |        |            |

BUILDING NOTES

BAS=[YR=2022] U3 L3 FOP=[YR=2022] N6 W35 N28 W6  
BAS=[YR=2022] W20 S15 E20 N15 \$ S15 W20 S14 E13 S7 E9 D3 R3  
S6 E23 N8 U3 R3 E10\$ W10 D3 L3 S8 W23 N6 U3 L3 W9 N7  
W13 S60 FGR=[YR=2022] S20 E6 S2 E11 N2 E6 N20 W23\$ E23 N4 E8  
FOP=[YR=2022] S1 E9 N6 W7 S5 W2\$ E2 N5 E7 S6 D5 R6 U6 R6  
FGR=[YR=2022] S17 E12 N20 W12 S3\$ N3 E12 N45\$.