



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 31  | HARDIE BRD 100 |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 11  | CLAY TILE 50   |
| Interior Floor           | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 4 100          |
| Bathrooms                |     | 3 100          |
| 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 | 4041.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,632            | 100         | 2,632        | 346,086              |
| FGR       | 555              | 55          | 305          | 40,105               |
| FOP       | 107              | 30          | 32           | 4,208                |
| FOP       | 210              | 30          | 63           | 8,284                |
| FUS       | 443              | 100         | 443          | 58,251               |
| STR       | 77               | 10          | 8            | 1,052                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,024 |  | 3,483 | 457,986 |
|--------|-------|--|-------|---------|

| 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   | 14 | 3 | 42.00  | SF | 6.50   | 6.50           | 100       | 2020    |
| 2              | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 552.00 | SF | 6.50   | 6.50           | 100       | 2020    |
| 3              | 0861       | POOL GUNIT  | 0 100   | 0  | 0 | 376.00 | SF | 85.00  | 85.00          | 100       | 2024    |
| 4              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 456.00 | SF | 10.00  | 10.00          | 100       | 2024    |
| 5              | 0476       | VF 6 SBPL   | 0 100   | 0  | 0 | 56.00  | LF | 32.00  | 32.00          | 100       | 2024    |
| 6              | 0470       | VNYL GATE   | 0 100   | 0  | 0 | 2.00   | UT | 300.00 | 300.00         | 100       | 2024    |

| 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 |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 3,483     | 106.2600    | 132.82         | 462,612        | 2020 | 2020 | 0    | 0    | 1.00 | 99.00  |
| 1 SNGL FAM - 100% - 2021 Heated Area: 3075 HX Base Yr 2021 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 32407 FERN PARKE WAY, FERNANDINA BEACH                     |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE: 04/08/2024 MLU                                   |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 42,734      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 457,986   |             |
| TOTAL MARKET OB/XF VALUE  |  | 42,734    |             |
| TOTAL LAND VALUE - MARKET |  | 75,000    |             |
| TOTAL MARKET VALUE        |  | 575,720   |             |
| SOH/AGL Deduction         |  | 170,293   |             |
| ASSESSED VALUE            |  | 405,427   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 355,427   |             |
| TOTAL JUST VALUE          |  | 575,720   |             |
| NCON VALUE                |  | 38,912    |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 506,110   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B230009879 | POOL        | 57,695  | 08/01/2023 |
| C1909451   | NEW CONSTR  | 411,050 | 04/09/2020 |
| B1909451   | NEW CONSTR  | 411,050 | 11/01/2019 |

| SALES DATA                     |            |           |     |     |            |
|--------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 2357/1077                      | 4/27/2020  | WD        | Q   | I   | 01         |
| GRANTOR: SEDA CONSTRUCTION COM |            |           |     |     | SALE PRICE |
| GRANTEE: BORKOVEC JASON T &    |            |           |     |     |            |
| 2325/0516                      | 12/11/2019 | WD        | U   | V   | 30         |
| GRANTOR: FLORA PARKE DEVELOPME |            |           |     |     | 364,500    |
| GRANTEE: SEDA CONSTRUCTION C   |            |           |     |     | 63,000     |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W25 FOP=[YR=2020] W21 S10 E21 N10\$ S10 W21 S60 FOP=[YR=2020] S3 E25 FGR=[YR=2020] S2 E21 N23 W25 S18 E4 S3\$ N3 W4 N4 W8 S4 W13\$ E13 N4 E8 N14 E29 N26 W4 N26\$ PTR=E15 STR=[YR=2020] E7 FUS=[YR=2020] E13 S26 W20 N15 E7 N11\$ S11 W7 N11\$ W15\$. |  |  |  |  |  |  |  |  |  |  |  |