



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 60   |
| Interior Floo            | 14 | CARPET 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 | 4041.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,552            | 100         | 2,552        | 337,643              |
| FGR       | 650              | 55          | 358          | 47,366               |
| FOP       | 123              | 30          | 37           | 4,895                |
| FOP       | 190              | 30          | 57           | 7,541                |
| TOTALS    | 3,515            |             | 3,004        | 397,445              |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 3,004     | 107.4560    | 134.32         | 403,497        | 2019 | 2019 | 0    | 0    | 1.50 | 98.50  |
| 1 SNGL FAM - 100% - 2020 Heated Area: 2552 HX Base Yr 2020 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 32387 FERN PARKE WAY, 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   | 28 | 3 | 84.00  | SF | 6.50   | 6.50           | 100       | 2019    |
| 2              | 0811       | CONCRETE B  | 0 100   | 0  | 0 | 875.00 | SF | 5.20   | 5.20           | 100       | 2019    |
| 3              | 0476       | VF 6 SBPL   | 0 100   | 0  | 0 | 156.00 | LF | 32.00  | 32.00          | 100       | 2019    |
| 4              | 0475       | VF 4 SBPL   | 0 100   | 0  | 0 | 66.00  | LF | 14.00  | 14.00          | 100       | 2019    |
| 5              | 0470       | VNYL GATE   | 0 100   | 0  | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2019    |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 10,899      |  |  |  |  |  |  |  |  |  |  |  |

| 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 |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 10,899      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 397,445   |             |
| TOTAL MARKET OB/XF VALUE  |  | 10,899    |             |
| TOTAL LAND VALUE - MARKET |  | 75,000    |             |
| TOTAL MARKET VALUE        |  | 483,344   |             |
| SOH/AGL Deduction         |  | 249,888   |             |
| ASSESSED VALUE            |  | 233,456   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 183,456   |             |
| TOTAL JUST VALUE          |  | 483,344   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 455,490   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1807160   | CO ISSUED   | 0       | 02/04/2019 |
| B1807160   | NEW CONSTR  | 340,786 | 07/16/2018 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2271/1184                      | 4/29/2019 | WD        | Q   | I   | 01     |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     |        |
| GRANTEE: CONVY GERALD J & MA   |           |           |     |     |        |
| 2217/1725                      | 8/06/2018 | WD        | U   | V   | 30     |
| GRANTOR: FLORA PARKE DEVELOPME |           |           |     |     |        |
| GRANTEE: SEDA CONSTRUCTION C   |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2019] W15 FOP=[YR=2019] W19 S10 E19 N10\$ S10 W19 N10 W16 S59 E11 FOP=[YR=2019] S5 E19 FGR=[YR=2019] S8 E20 N2 E10 N21 W10 S1 W20 S14\$ N5 W11 N4 W7 S4 W1\$ E1 N4 E7 S4 E11 N9 E20 N50\$. |  |  |  |  |  |  |  |  |  |  |  |