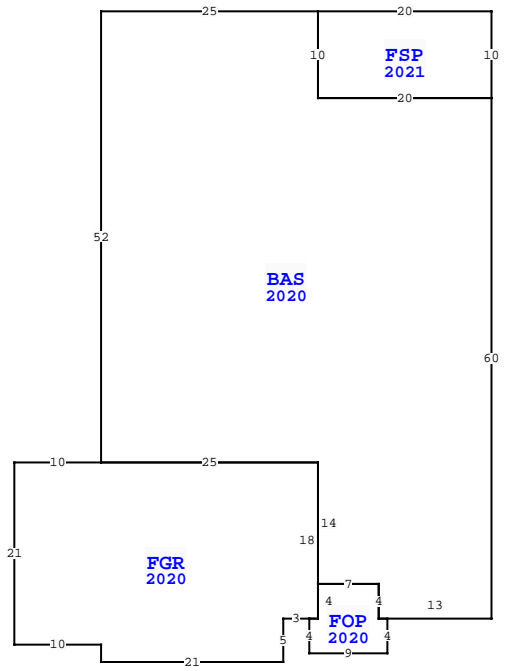


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 13 | LVT/LAMMT | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2.5 | 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 |
| BAS | 2,472 | 100 | 2,472 |
| FGR | 765 | 55 | 421 |
| FOP | 64 | 30 | 19 |
| FSP | 200 | 40 | 80 |
| TOTALS | 3,501 | | 2,992 |
| | | | 389,810 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,992 | 105.2800 | 131.60 | 393,747 | 2020 | 2020 | 0 | 0 | 1.00 | 99.00 |
| 1 SNGL FAM - 100% - 2021 Heated Area: 2472 HX Base Yr 2021 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 389,810 |
| TOTAL MARKET OB/XF VALUE | | | 49,162 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 513,972 |
| SOH/AGL Deduction | | | 243,459 |
| ASSESSED VALUE | | | 270,513 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 220,513 |
| TOTAL JUST VALUE | | | 513,972 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 487,832 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B2108635 | SCRN ENCLSR | 22,409 | 07/01/2021 |
| B2103043 | SWIM POOL | 50,078 | 03/12/2021 |
| C2005969 | CO ISSUED | 0 | 12/22/2020 |
| B2005969 | NEW CONSTR | 340,042 | 08/01/2020 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2666/1863 | 9/08/2023 | WD | U | I | 11 | 100 |
| GRANTOR: BROUGHTON GEORGE K & | | | | | | |
| GRANTEE: BROUGHTON RESIDENCE | | | | | | |
| 2422/0496 | 12/30/2020 | WD | Q | I | 02 | 395,600 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BROUGHTON GEORGE K | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|---|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|---------|----------|----------|-----------|---------|
| 34136 LAVENDER PARKE DR, FERNANDINA BEACH | | | | | | | | | | | | | | | 04/08/2024 | | | MLU | | |
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES | | | | |
| 1 | 0810 | CONCRETE A | 0 | 100 | 14 | 3 | | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 270 | | | | | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 3,964 | | | | | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 45 | 19 | | 17.50 | 17.50 | 100 | 2021 | 2021 | 3 | 93 | 13,915 | | | | | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 95 | 23,579 | | | | | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 5,574 | | | | | |
| 6 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | | 2,000.00 | 2,000.00 | 100 | 2021 | 2021 | 3 | 93 | 1,860 | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| FSP=[YR=2021] W20 BAS=[YR=2020] W25 S52 FGR=[YR=2020] W10 S21 E10 S2 E21 N5 E3 FOP=[YR=2020] S4 E9 N4 W1 N4 W7 S4 W1\$ E1 N18 W25\$ E25 S14 E7 S4 E13 N60 W20 N10\$ S10 E20 N10\$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|-------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | | | |