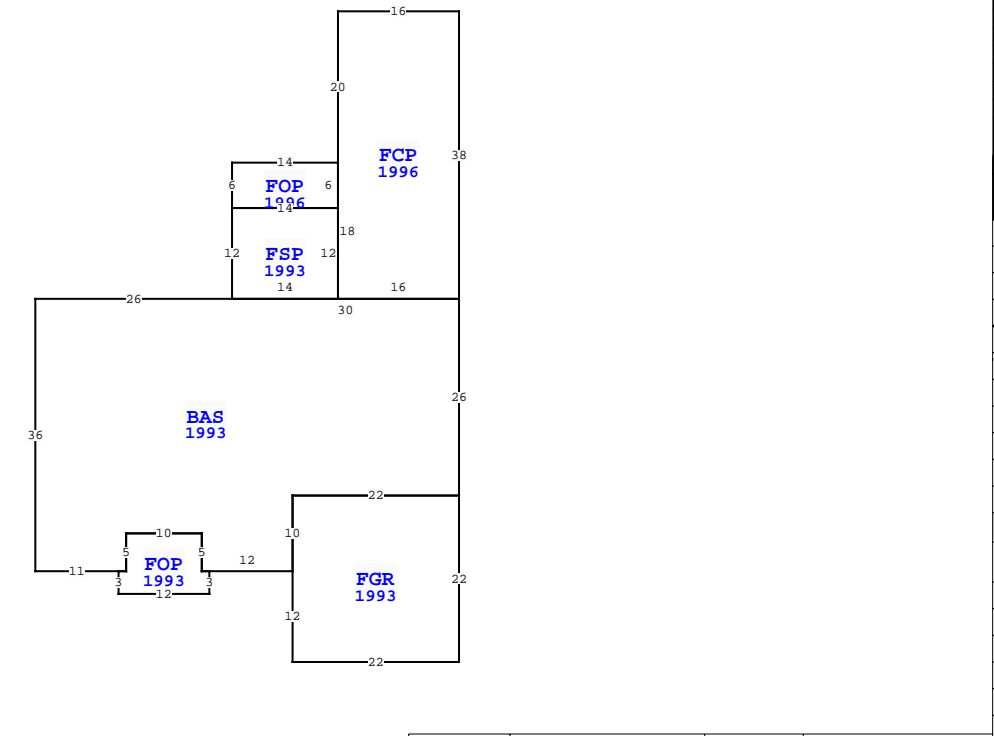


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 05 AVERAGE 70 |
| Exterior Wall | 20 FACE BRICK 30 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 07 CORK/VTILE 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1. 1. 100 |
| Units | 0 100 |
| Occupancy | 00 NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0900 | 01 | 2,282 | 104.7620 | 130.95 | 298,828 | 1991 | 1991 | 0 | 0 | 0 | 17.76 | 82.24 |



| | | | | |
|------------------|---------------------|-------------|--------------|----------------------|
| Quality | 03 Quality Level 03 | | | |
| DOR CODE | 0100 SINGLE FAMILY | | | |
| MAP NUM | MKT AREA 04 | | | |
| NEIGHBORHOOD/LOC | 4011.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,746 | 100 | 1,746 | 188,033 |
| FCP | 608 | 25 | 152 | 16,369 |
| FGR | 484 | 55 | 266 | 28,647 |
| FOP | 86 | 30 | 26 | 2,800 |
| FOP | 84 | 30 | 25 | 2,693 |
| FSP | 168 | 40 | 67 | 7,216 |
| TOTALS | 3,176 | | 2,282 | 245,756 |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 245,756 |
| TOTAL MARKET OB/XF VALUE | | | 22,392 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 343,148 |
| SOH/AGL Deduction | | | 13,674 |
| ASSESSED VALUE | | | 329,474 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 329,474 |
| TOTAL JUST VALUE | | | 343,148 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 332,118 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 96-02560 | XFOB | 0 | 01/29/1996 |
| 95 02410 | SWIM POOL | 17,000 | 11/01/1995 |
| 7257 | NEW CONSTR | 65,075 | 05/23/1991 |

| SALES DATA | | | | | | |
|--------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2671/1221 | 9/16/2023 | LE | U | I | 11 | 100 |
| GRANTOR: NGUYEN LINH THI | | | | | | |
| GRANTEE: NGUYEN LINH THI | | | | | | |
| 2278/1231 | 5/30/2019 | WD | Q | I | 01 | 285,000 |
| GRANTOR: JOHNSON WANDA L | | | | | | |
| GRANTEE: NGUYEN LINH T | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1991 | 1991 | 3 | 70 | 2,450 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 1,322.00 | SF | 5.20 | 5.20 | 100 | 1991 | 1991 | 3 | 62 | 4,262 | |
| 3 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 480.00 | SF | 7.25 | 7.25 | 100 | 1995 | 1995 | 3 | 70 | 2,436 | |
| 4 | 0861 | POOL GUNIT | 0 | 0 | 15 | 34 | 510.00 | SF | 85.00 | 85.00 | 100 | 1995 | 1995 | 3 | 20 | 8,670 | |
| 5 | 0910 | SCRN RM L | 0 | 0 | 42 | 24 | 1,008.00 | SF | 15.00 | 15.00 | 100 | 1996 | 1996 | 3 | 20 | 3,024 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 28 | 8 | 224.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 79 | 1,150 | |
| 7 | 1127 | BRICK 8" | 0 | 0 | 6 | 3 | 18.00 | SF | 11.00 | 11.00 | 100 | 1991 | 1991 | 3 | 87 | 172 | |
| 8 | 1127 | BRICK 8" | 0 | 0 | 6 | 3 | 18.00 | SF | 11.00 | 11.00 | 100 | 1991 | 1991 | 3 | 87 | 172 | |
| 9 | 0648 | LIGHTS-AV | 0 | 0 | 0 | 0 | 2.00 | UT | 140.00 | 140.00 | 100 | 2000 | 2000 | 3 | 20 | 56 | |

96147 NASSAU LAKES CIR, FERNANDINA BEACH
 BLD DATE: 05/18/2023
 LGL DATE: MLU
 XF DATE: AG DATE

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

FCP=[YR=1996] W16 S20 FOP=[YR=1996] W14 S6 FSP=[YR=1993] S12
 BAS=[YR=1993] W26 S36 E11 FOP=[YR=1993] S3 E12 N3 W1 N5 W10
 S5 W1\$ E1 N5 E10 S5 E12 FGR=[YR=1993] S12 E22 N22 W22 S10\$
 N10 E22 N26 W30\$ E14 N12 W14\$ E14 N6\$ S18 E16 N38\$.

| 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000133 | C | SFR LAKE | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |