



| 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                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    | 0  | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 04               |
| NEIGHBORHOOD/LOC | 4145.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 939              | 100         | 939          | 106,599              |
| FGR       | 462              | 55          | 254          | 28,835               |
| FOP       | 48               | 30          | 14           | 1,590                |
| FOP       | 120              | 30          | 36           | 4,087                |
| FUS       | 904              | 100         | 904          | 102,625              |
| PTO       | 180              | 5           | 9            | 1,022                |
| STR       | 64               | 10          | 6            | 681                  |
| TOTALS    | 2,717            |             | 2,162        | 245,437              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0811       | CONCRETE B  | 0       | 0 | 0 | 619.00 | SF | 5.20  | 5.20           | 100       | 2018    |

| 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                  | 0   |     | 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 |
| 0100                                         | 01  | 2,162     | 121.9365    | 115.84         | 250,446        | 2018 | 2018 | 0    | 0    | 2.00 | 98.00  |
| 1 SINGLE FAM - 0% - 0                        |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 1843                            |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr                                   |     |           |             |                |                |      |      |      |      |      |        |
|                                              |     |           |             |                |                |      |      |      |      |      |        |
| 97186 HARBOR CONCOURSE CIR, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,122       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 245,437     |
| TOTAL MARKET OB/XF VALUE  |  |  | 3,122       |
| TOTAL LAND VALUE - MARKET |  |  | 75,000      |
| TOTAL MARKET VALUE        |  |  | 323,559     |
| SOH/AGL Deduction         |  |  | 0           |
| ASSESSED VALUE            |  |  | 323,559     |
| TOTAL EXEMPTION VALUE     |  |  | 0           |
| BASE TAXABLE VALUE        |  |  | 323,559     |
| TOTAL JUST VALUE          |  |  | 323,559     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 312,513     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 18007475   | CO ISSUED   | 0       | 07/24/2018 |
| B1802628   | NEW CONSTR  | 244,708 | 03/13/2018 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2522/1798                      | 12/13/2021 | WD        | Q   | I   | 01     | 369,900    |  |
| GRANTOR: HUFFMAN LINDSAY & STE |            |           |     |     |        |            |  |
| GRANTEE: AMERICAN HOMES 4 RE   |            |           |     |     |        |            |  |
| 2217/1614                      | 8/09/2018  | WD        | Q   | I   | 02     | 240,000    |  |
| GRANTOR: DREAM FINDERS HOMES L |            |           |     |     |        |            |  |
| GRANTEE: HUFFMAN LINDSAY & S   |            |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| PTO=[YR=2018] W18 FOP=[YR=2018] W12 S10 BAS=[YR=2018] S25<br>FGR=[YR=2018] S28 E21 N15 FOP=[YR=2018] E8 N6 W8 S6\$ N6 W18<br>N7 W3\$ E3 S7 E27 N32 W30\$ E12 N10\$ S10 E18 N10\$ PTR=E20<br>FUS=[YR=2018] E30 S16 STR=[YR=2018] S10 W4 N6 W6 N4 E10\$ W10<br>S4 E6 S6 E4 S6 W11 S1 W8 N1 W11 N32\$ W20\$. |  |  |  |  |  |  |  |  |  |  |  |