



| 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           | 14 | CARPET 70      |
| Interior Floor           | 11 | CLAY TILE 30   |
| 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          | 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       | 932              | 100         | 932          | 103,484              |
| FGR       | 729              | 55          | 401          | 44,524               |
| FOP       | 54               | 30          | 16           | 1,777                |
| FSP       | 220              | 40          | 88           | 9,771                |
| FUS       | 904              | 100         | 904          | 100,375              |
| STR       | 64               | 10          | 6            | 666                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,903 |  | 2,347 | 260,597 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0812       | CONCRETE C  | 0       | 0 | 0 | 1,119.00 | SF | 4.00  | 4.00           | 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  | 2,347     | 119.2611    | 113.30         | 265,915        | 2018 | 2018 | 0    | 0    | 2.00 | 98.00  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1836 HX Base Yr                             |     |           |             |                |                |      |      |      |      |      |        |
|                                                                                |     |           |             |                |                |      |      |      |      |      |        |
| 97356 HARBOR CONCOURSE CIR, FERNANDINA BEACH                                   |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE 03/30/2023 NW LGL DATE<br>XF DATE<br>INC DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,342       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 4              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 260,597     |  |
| TOTAL MARKET OB/XF VALUE  |  | 4,342       |  |
| TOTAL LAND VALUE - MARKET |  | 75,000      |  |
| TOTAL MARKET VALUE        |  | 339,939     |  |
| SOH/AGL Deduction         |  | 27,618      |  |
| ASSESSED VALUE            |  | 312,321     |  |
| TOTAL EXEMPTION VALUE     |  | 0           |  |
| BASE TAXABLE VALUE        |  | 312,321     |  |
| TOTAL JUST VALUE          |  | 339,939     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 325,872     |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1705817   | CO ISSUED   | 0       | 03/29/2018 |
| B1705817   | NEW CONSTR  | 248,809 | 06/29/2017 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2416/0453                      | 12/11/2020 | WD        | Q   | I   | 02     |
| GRANTOR: HASELDEN THOMAS E & T |            |           |     |     |        |
| GRANTEE: MCDONALD MARTIN A &   |            |           |     |     |        |
| 2188/0786                      | 3/29/2018  | WD        | Q   | I   | 02     |
| GRANTOR: DREAM FINDERS HOMES L |            |           |     |     |        |
| GRANTEE: HASELDEN THOMAS E &   |            |           |     |     |        |

| BUILDING NOTES                                                             |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018;ORIG=-22,10] W8 S32 E26 N7 E4 N25 W22 \$                      |  |  |  |  |  |  |  |  |  |  |  |
| FUS=[YR=2018;ORIG=25,0] E30 S32 W11 S1 W8 N1 W11 N6 E4 N6 E6 N4 W10 N16 \$ |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2018;ORIG=-21,48] S15 E21 N2 E10 N26 W14 S7 W17 S6 \$              |  |  |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2018;ORIG=0,0] W22 S10 E22 N10 \$                                  |  |  |  |  |  |  |  |  |  |  |  |
| STR=[YR=2018;ORIG=25,26] N10 E10 S4 W6 S6 W4 \$                            |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2018;ORIG=-30,42] S6 E9 N6 W9 \$                                   |  |  |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E25 W25 \$                                                  |  |  |  |  |  |  |  |  |  |  |  |