



| BUILDING CHARACTERISTICS   |          |  |                      |             |     |              |       |                      |             | MARKET ADJUSTMENTS |     |           |             |                |                |                |            |                             |      | NASSAU COUNTY PROPERTY   |        |             |    |        |  |        |  |                 |  |       |  |
|--|----------|--|----------------------|-------------|-----|--------------|-------|----------------------|-------------|--------------------|-----|-----------|-------------|----------------|----------------|----------------|------------|-----------------------------|------|--|--------|-------------|----|--------|--|--------|--|-----------------|--|-------|--|
| CONSTRUCTION   |          |  |                      |             |     |              |       |                      |             | VALUATION SUMMARY  |     |           |             |                |                |                |            |                             |      | PAGE 1 of 1  |        |             |    |        |  |        |  |                 |  |       |  |
| ELEMENT  | CD       |  |                      |             |     |              |       |                      |             | TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB        | ECON                        | FNCT | NORM   | % COND |             |    |        |  |        |  |                 |  |       |  |
|  |          |  |                      |             |     |              |       |                      |             |                    |     |           |             |                |                |                |            |                             |      | <b>VALUATION BY</b><br>Tax Group: 4 Tax Dist: STANDARD<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 13,846<br>TOTAL MARKET VALUE 13,846<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 13,846<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 13,846<br>TOTAL JUST VALUE 13,846<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE |        |             |    |        |  |        |  |                 |  |       |  |
| DOR CODE   |          | 0000 VACANT                            |                      |             |     |              |       |                      |             |                    |     |           |             |                |                |                |            |                             |      | <b>PERMIT NUM</b><br>B240007250 H1896 G396 P329 350,089 06/20/2024   |        |             |    |        |  |        |  |                 |  |       |  |
| MAP NUM  |          | MKT AREA 04                            |                      |             |     |              |       |                      |             |                    |     |           |             |                |                |                |            |                             |      | <b>DESCRIPTION</b><br>H1896 G396 P329  |        |             |    |        |  |        |  |                 |  |       |  |
| NEIGHBORHOOD/LOC   |          | 4095.00                                |                      |             |     |              |       |                      |             |                    |     |           |             |                |                |                |            |                             |      | <b>AMT</b><br>350,089  |        |             |    |        |  |        |  |                 |  |       |  |
| AREA TYPE  |          | TOTAL GROSS AREA                       |                      | PCT OF BASE |     | TOT ADJ AREA |       | SUBAREA MARKET VALUE |             |                    |     |           |             |                |                |                |            |                             |      | <b>ISSUED</b><br>06/20/2024  |        |             |    |        |  |        |  |                 |  |       |  |
|  |          |  |                      |             |     |              |       |                      |             |                    |     |           |             |                |                |                |            |                             |      | <b>SALES DATA</b><br>OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE  |        |             |    |        |  |        |  |                 |  |       |  |
| TOTALS   |          |  |                      |             |     |              |       |                      |             |                    |     |           |             |                |                |                |            |                             |      | <b>BUILDING NOTES</b>  |        |             |    |        |  |        |  |                 |  |       |  |
| EXTRA FEATURES   |          | 96528 STILLPOINT WAY, FERNANDINA BEACH |                      |             |     |              |       |                      |             |                    |     |           |             |                |                |                |            |                             |      | <b>BUILDING DIMENSIONS</b>   |        |             |    |        |  |        |  |                 |  |       |  |
| 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 |  |
|  |          |  |                      |             |     |              |       |                      |             |                    |     |           |             |                |                |                |            |                             |      |  |        |             |    |        |  |        |  |                 |  |       |  |
| LAND DESCRIPTION   |          |  |                      |             |     |              |       |                      |             | TOTAL OB/XF        |     |           |             |                |                |                |            |                             |      | 0  |        |             |    |        |  |        |  |                 |  |       |  |
| L N  | USE CODE | CLS                                    | LAND USE DESCRIPTION | CAP         | R D | LOC ZONE     | FRONT | DEPTH                | TOT LND UTS | UNIT TYPE          | D T | DPHT FACT | % COND      | TOT ADJ        | UNIT PRICE     | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY  | DECL   | FRZ         | YR | CONSRV |  |        |  |                 |  |       |  |
| 1  | 000000   | C                                      | VAC RES              | 0           |     | PUD          | 0.00  | 0.00                 | 1.00        | LT                 |     | 1.00      | 1.00        | 1.00           | 13,846.00      | 13,846.00      | 13,846     |                             |      |  |        |             |    |        |  |        |  |                 |  |       |  |
| REVIEW DATE 04/23/2024 BY DC Total Acres: 0.00 Total Land Value: 13,846 Market: 0 Agricultural: 0 Common: 13,846 PRINTED 08/06/2024 BY SYS |          |  |                      |             |     |              |       |                      |             |                    |     |           |             |                |                |                |            |                             |      |  |        |             |    |        |  |        |  |                 |  |       |  |