



| 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           | 12 | HARDWOOD 60    |
| Interior Floor           | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| 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    |

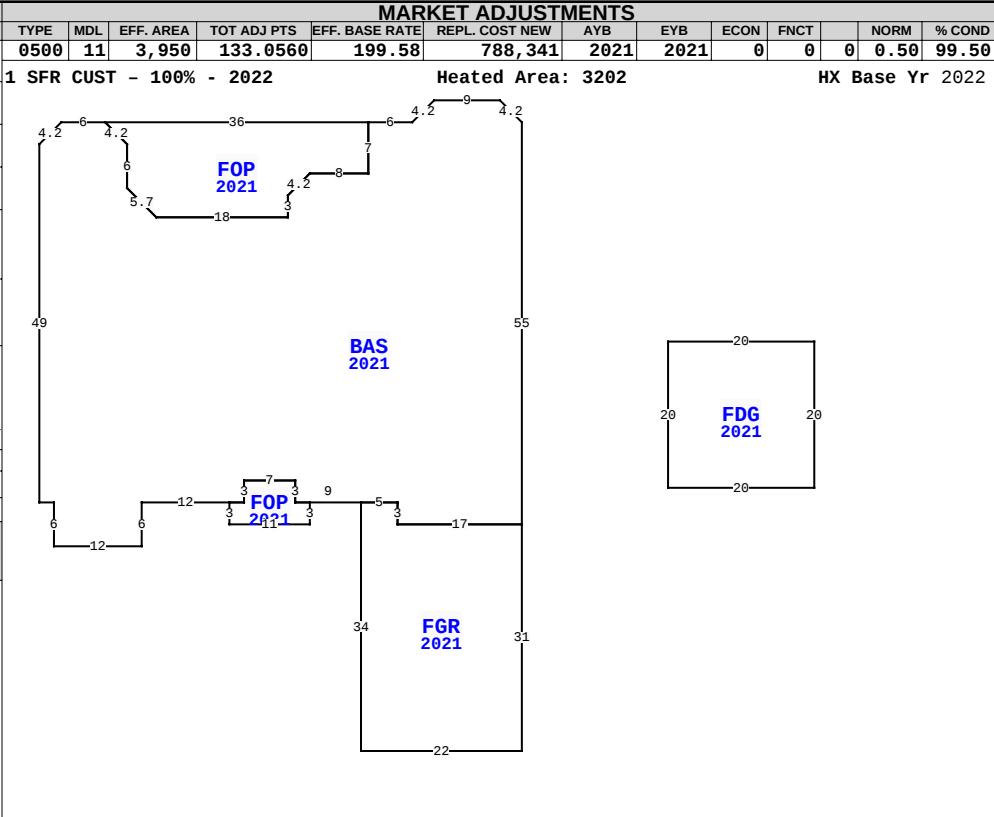
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4008.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,202            | 100         | 3,202        | 635,860              |
| FDG       | 400              | 60          | 240          | 47,660               |
| FGR       | 697              | 55          | 383          | 76,057               |
| FOP       | 54               | 30          | 16           | 3,177                |
| FOP       | 364              | 30          | 109          | 21,645               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,717 |  | 3,950 | 784,399 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |   |          |    |        |                |
|----------------|------------|-------------|---------|----|---|----------|----|--------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS    | UT | Adj R  | ADJ UNIT PRICE |
| 1              | 0810       | CONCRETE A  | 0 100   | 63 | 4 | 252.00   | SF | 6.50   | 6.50           |
| 2              | 0811       | CONCRETE B  | 0 100   | 0  | 0 | 1,851.00 | SF | 5.20   | 5.20           |
| 3              | 0811       | CONCRETE B  | 0 100   | 0  | 0 | 2,232.00 | SF | 5.20   | 5.20           |
| 4              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 260.00   | SF | 10.00  | 10.00          |
| 5              | 0866       | POOL FIBER  | 0 100   | 0  | 0 | 349.00   | SF | 72.00  | 72.00          |
| 6              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 1,487.00 | SF | 10.00  | 10.00          |
| 7              | 0476       | VF 6 SBPL   | 0 100   | 0  | 0 | 142.00   | LF | 32.00  | 32.00          |
| 8              | 0470       | VNYL GATE   | 0 100   | 0  | 0 | 2.00     | UT | 300.00 | 300.00         |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | OR       | 0.00  | 0.00  | 1.00        |



|                                      |          |           |            |     |
|--------------------------------------|----------|-----------|------------|-----|
| 95029 BROOKHILL PL, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/12/2024 | MLU |
|                                      | XF DATE  | LAND DATE |            |     |
|                                      | INC DATE | AG DATE   |            |     |

| 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   | 63 | 4 | 252.00   | SF | 6.50   | 6.50           | 100       | 2021    | 2021        | 3 | 99     | 1,622           |       |
| 2   | 0811       | CONCRETE B  | 0 100   | 0  | 0 | 1,851.00 | SF | 5.20   | 5.20           | 100       | 2021    | 2021        | 3 | 99     | 9,529           |       |
| 3   | 0811       | CONCRETE B  | 0 100   | 0  | 0 | 2,232.00 | SF | 5.20   | 5.20           | 100       | 2021    | 2021        | 3 | 99     | 11,490          |       |
| 4   | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 260.00   | SF | 10.00  | 10.00          | 100       | 2022    | 2022        | 3 | 100    | 2,600           |       |
| 5   | 0866       | POOL FIBER  | 0 100   | 0  | 0 | 349.00   | SF | 72.00  | 72.00          | 100       | 2022    | 2022        | 3 | 97     | 24,374          |       |
| 6   | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 1,487.00 | SF | 10.00  | 10.00          | 100       | 2022    | 2022        | 3 | 100    | 14,870          |       |
| 7   | 0476       | VF 6 SBPL   | 0 100   | 0  | 0 | 142.00   | LF | 32.00  | 32.00          | 100       | 2022    | 2022        | 3 | 99     | 4,499           |       |
| 8   | 0470       | VNYL GATE   | 0 100   | 0  | 0 | 2.00     | UT | 300.00 | 300.00         | 100       | 2022    | 2022        | 3 | 99     | 594             |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 69,578    |     |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1           | 000100   | C   | SFR                  | 100 |     | OR       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 90,000.00  | 90,000.00      |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  | 4       |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|---------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |         |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4 |  |  |  | 784,399 |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  | 69,578  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |              |  |  |  | 90,000  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |              |  |  |  | 943,977 |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |              |  |  |  | 280,905 |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |              |  |  |  | 663,072 |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |              |  |  |  | 50,000  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB        |  |  |  | 613,072 |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |              |  |  |  | 943,977 |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |              |  |  |  | 0       |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |              |  |  |  |         |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |         |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |              |  |  |  | 739,129 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22007001   | SWIM POOL   | 72,000  | 08/01/2022 |
| C2007700   | CO ISSUED   | 0       | 01/28/2021 |
| B2007700   | NEW CONSTR  | 436,162 | 08/25/2020 |
| B2007701   | GARAGE      | 33,954  | 08/25/2020 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2431/1240                      | 1/29/2021 | WD           | Q      | I      | 01        | 557,700       |  |
| GRANTOR: DREAM FINDERS HOMES L |           |              |        |        |           |               |  |
| GRANTEE: HARRIS ARNOLD T JR    |           |              |        |        |           |               |  |
| 2336/1547                      | 1/31/2020 | WD           | U      | V      | 37        | 59,000        |  |
| GRANTOR: HARRIS ARNOLD T JR &  |           |              |        |        |           |               |  |
| GRANTEE: DREAM FINDERS HOMES   |           |              |        |        |           |               |  |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                                                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2021] U3 L3 W9 D3 L3 W6 FOP=[YR=2021] W36 D3 R3 S6 D4 R4 E18 N3 U3 R3 E8 N7\$ S7 W8 D3 L3 S3 W18 U4 L4 N6 U3 L3 W6 D3 L3 S49 E2 S6 E12 N6 E12 FOP=[YR=2021] S3 E11 N3 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E9 FGR=[YR=2021] S34 E22 N31 W17 N3 W5 \$ E5 S3 E17 N55\$ PTR= E20 S30 FDG=[YR=2021] E20 S20 W20 N20\$ N30 W20\$. |  |  |  |  |  |  |  |  |  |