



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 12 | HARDWOOD 30    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4015.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,877            | 100         | 1,877        | 252,154              |
| FGR       | 572              | 55          | 315          | 42,317               |
| FOP       | 78               | 30          | 23           | 3,090                |
| FOP       | 105              | 30          | 32           | 4,299                |
| FOP       | 480              | 30          | 144          | 19,345               |
| FSP       | 128              | 40          | 51           | 6,852                |
| FUS       | 1,320            | 100         | 1,320        | 177,327              |
| UOP       | 24               | 20          | 5            | 672                  |
| UOP       | 162              | 20          | 32           | 4,299                |
| UST       | 160              | 45          | 72           | 9,672                |
| TOTALS    | 4,906            |             | 3,871        | 520,027              |

| 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   | 0  | 0 | 2,149.00 | SF | 6.50     | 6.50           |
| 2              | 1242       | WD DECK A   | 0 100   | 10 | 5 | 50.00    | SF | 10.00    | 10.00          |
| 3              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |

| MARKET ADJUSTMENTS                     |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0500                                   | 01  | 3,871     | 100.3500    | 150.52         | 582,663        | 1999 | 2001 | 0    | 0    | 10.75 | 89.25  |
| 1 SFR CUST - 100% - 2021               |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 3197                      |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2021                        |     |           |             |                |                |      |      |      |      |       |        |
|                                        |     |           |             |                |                |      |      |      |      |       |        |
| 96080 MARSH LAKES DR, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |       |        |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 03/19/2024 |
| INC DATE |  | AG DATE   | MLU        |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 7 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 7              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 520,027   |               |
| TOTAL MARKET OB/XF VALUE  |  | 13,761    |               |
| TOTAL LAND VALUE - MARKET |  | 250,000   |               |
| TOTAL MARKET VALUE        |  | 783,788   |               |
| SOH/AGL Deduction         |  | 411,578   |               |
| ASSESSED VALUE            |  | 372,210   |               |
| TOTAL EXEMPTION VALUE     |  | 50,000    |               |
| BASE TAXABLE VALUE        |  | 322,210   |               |
| TOTAL JUST VALUE          |  | 783,788   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 571,686   |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M2007265   | H/AC        | 0       | 08/01/2020 |
| 9905817    | NEW CONSTR  | 273,000 | 02/01/1999 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / I | V / I | RSN CD |
| 2380/0663                      | 7/30/2020 | WD Q      | Q     | I     | 01     |
| GRANTOR: HANEY BROOKS R & ASHL |           |           |       |       |        |
| GRANTEE: GARIBOLDI LISA A RE   |           |           |       |       |        |
| 0807/0516                      | 9/23/1997 | WD Q      | Q     | V     |        |
| GRANTOR: AMELIA ISLAND CO      |           |           |       |       |        |
| GRANTEE: HANEY BROOKS R & AS   |           |           |       |       |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1999] W23 UOP=[YR=1999] N6 W8 N6 W6 S6 W7 S6<br>FOP=[YR=1999] S5 E21 N5 W21\$ E21\$ S5 W21 N5 W14 UOP=[YR=1999]<br>N6 W4 S6 FSP=[YR=1999] W4 S16 E8 N16 W4\$ S30<br>FOP=[YR=1999] S20 FGR=[YR=1999] W17 S26 E22 FOP=[YR=1999] E3<br>N26 W3 S26\$ N26 W5\$ E5 N8 E15 S6 E11 N6 E19 N6 W19 N4 W11 S4<br>W15 N6 W5\$ E5 S6 E15 N4 E11 S4 E19 N4 E8 N32\$ PTR=N15<br>FUS=[YR=1999] N30 E44 S30 W44\$ S15\$ PTR=E15 UST=[YR=1999] E10<br>S16 W10 N16\$ W15\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000116   | C   | SFR MARSH            | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 13,761      |  |  |  |  |  |  |  |  |  |

| UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| LT        |     | 1.00     | 1.00   | 1.00    | 250,000.00 | 250,000.00     | 250,000    |                             |      |         |      |     |    |        |