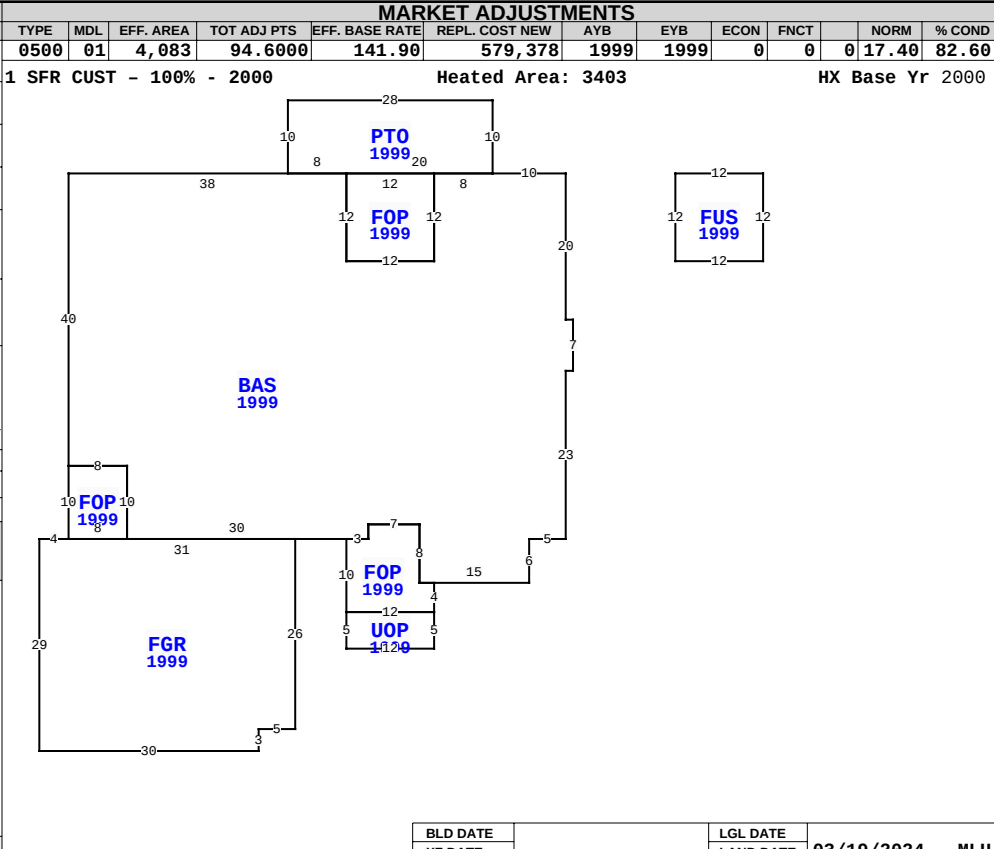




| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 90  |
| Exterior Wall            | 17 | CB STUCCO 10   |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 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       | 3,259            | 100         | 3,259        | 381,985              |
| FGR       | 1,000            | 55          | 550          | 64,465               |
| FOP       | 80               | 30          | 24           | 2,813                |
| FOP       | 122              | 30          | 37           | 4,337                |
| FOP       | 144              | 30          | 43           | 5,040                |
| FUS       | 144              | 100         | 144          | 16,878               |
| PTO       | 280              | 5           | 14           | 1,641                |
| UOP       | 60               | 20          | 12           | 1,407                |
| TOTALS    | 5,089            |             | 4,083        | 478,566              |



96081 MARSH LAKES DR, FERNANDINA BEACH

| 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 | 0  | 0 | 2,912.00 | SF | 6.50  | 6.50           | 100       | 1999    | 1999        | 3 | 77     | 14,575          |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 24 | 8 | 192.00   | SF | 6.50  | 6.50           | 100       | 1999    | 1999        | 3 | 77     | 961             |       |
| 3   | 1127       | BRICK 8"    | 0   | 100 | 17 | 3 | 51.00    | SF | 11.00 | 11.00          | 100       | 1999    | 1999        | 3 | 93     | 522             |       |
| 4   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0 | 1,000.00 | SF | 10.00 | 10.00          | 100       | 2015    | 2015        | 3 | 95     | 9,500           |       |

| LAND DESCRIPTION                                                                                    |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                | 25,558 |  |
|-----------------------------------------------------------------------------------------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|--------|--|
| 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 | LA VAL |  |
| 1                                                                                                   | 000133   | C   | SFR LAKE             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 225,000.00 | 225,000.00     | 2      |  |
|                                                                                                     |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |
|                                                                                                     |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |
|                                                                                                     |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |
|                                                                                                     |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |
|                                                                                                     |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |
| RETURN DATE: 05/10/2024    BY: JSP    FROM: 0.00    TO: 1.00    005,000    Method: S    Accuracy: 0 |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  | PAGE 1 of 1 |  | 7 |
|---------------------------|--|--|--|--|-----------|--|--|--|--|-------------|--|---|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |             |  |   |
| VALUATION BY              |  |  |  |  |           |  |  |  |  | STANDARD    |  |   |
| Tax Group: 7              |  |  |  |  | Tax Dist: |  |  |  |  |             |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |           |  |  |  |  | 478,566     |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |           |  |  |  |  | 25,558      |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |           |  |  |  |  | 225,000     |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |           |  |  |  |  | 729,124     |  |   |
| SOH/AGL Deduction         |  |  |  |  |           |  |  |  |  | 337,421     |  |   |
| ASSESSED VALUE            |  |  |  |  |           |  |  |  |  | 391,703     |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB     |  |  |  |  | 50,000      |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |           |  |  |  |  | 341,703     |  |   |
| TOTAL JUST VALUE          |  |  |  |  |           |  |  |  |  | 729,124     |  |   |
| NCON VALUE                |  |  |  |  |           |  |  |  |  | 0           |  |   |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |           |  |  |  |  | 570,003     |  |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| R1806653   | REPAIR/RRF  | 15,500  | 06/27/2018 |
| 9805153    | NEW CONSTR  | 187,000 | 08/01/1998 |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2344/0795                    | 2/26/2020 | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: MENZ DAVID & JOYCE  |           |              |        |        |           |               |  |
| GRANTEE: MENZ JOINT REVOCABL |           |              |        |        |           |               |  |
| 0819/1073                    | 1/13/1998 | WD           | U      | V      | 21        | 44,000        |  |
| GRANTOR: GREEN JOHN S        |           |              |        |        |           |               |  |
| GRANTEE: MENZ DAVID & JOYCE  |           |              |        |        |           |               |  |

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

BUILDING DIMENSIONS

BAS=[YR=1999] W10 PTO=[YR=1999] N10 W28 S10 E8  
FOP=[YR=1999] S12 E12 N12 W12 \$ E20 \$ W8 S12 W12 N12 W38 S40  
FOP=[YR=1999] S10 FGR=[YR=1999] W4 S29 E30 N3 E5 N26 W31 \$  
E8 N10 W8 \$ E8 S10 E30 FOP=[YR=1999] S10 UOP=[YR=1999] S5  
E12 N5 W12 \$ E12 N4 W2 N8 W7 S2 W3 \$ E3 N2 E7 S8 E15 N6 E5  
N23 E1 N7 W1 N20 \$ PTR= E15 FUS=[YR=1999] E12 S12 W12 N12 \$  
W15 \$ .