



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 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                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

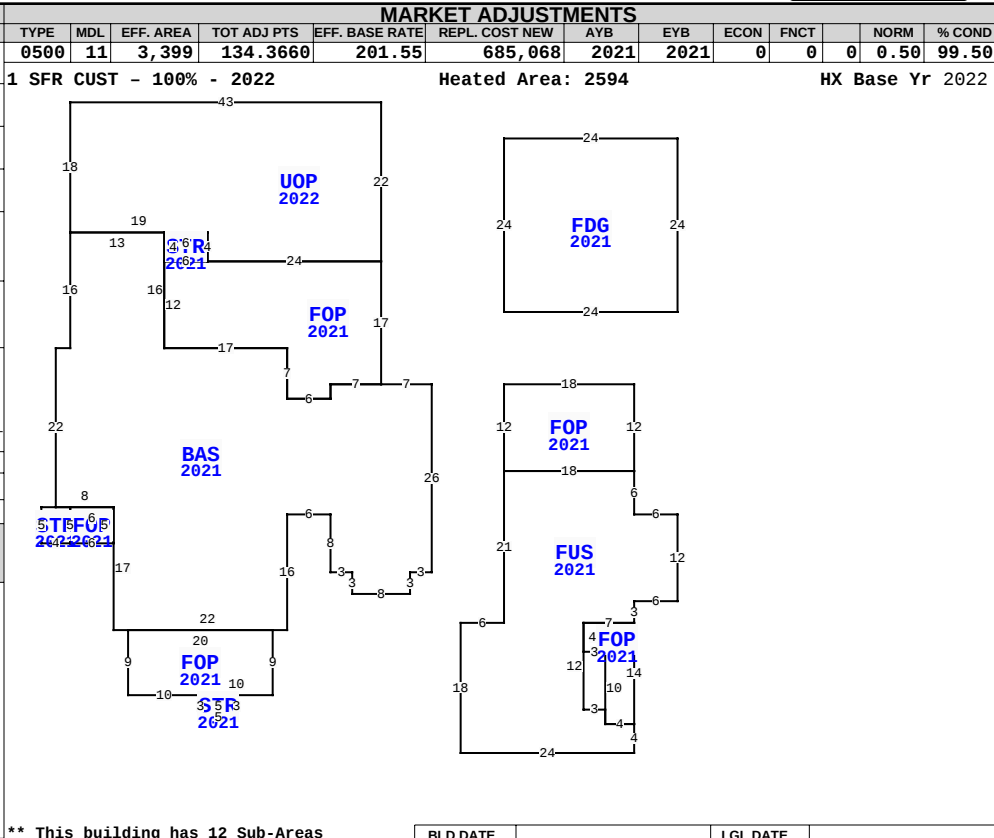
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4014.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,804            | 100         | 1,804        | 361,778              |
| FDG       | 576              | 60          | 346          | 69,387               |
| FOP       | 30               | 30          | 9            | 1,805                |
| FOP       | 68               | 30          | 20           | 4,011                |
| FOP       | 180              | 30          | 54           | 10,830               |
| FOP       | 216              | 30          | 65           | 13,035               |
| FOP       | 437              | 30          | 131          | 26,271               |
| FUS       | 790              | 100         | 790          | 158,429              |
| STR       | 15               | 10          | 2            | 401                  |
| STR       | 20               | 10          | 2            | 401                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 5,030 |  | 3,399 | 681,643 |
|--------|-------|--|-------|---------|

EXTRA FEATURES

| 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   | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 2.00     | UT | 2,000.00 | 2,000.00       | 100       | 2021    | 2021        | 3 | 99     | 3,960           |       |
| 2   | 0600       | SUMMER KIT  | 0 100   | 0 | 0 | 1.00     | UT | 5,000.00 | 5,000.00       | 100       | 2021    | 2021        | 3 | 93     | 4,650           |       |
| 3   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 2,761.00 | SF | 10.00    | 10.00          | 100       | 2021    | 2021        | 3 | 99     | 27,334          |       |
| 4   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 156.00   | SF | 10.00    | 10.00          | 100       | 2021    | 2021        | 3 | 99     | 1,544           |       |
| 5   | 0911       | SCRN RM A   | 0 100   | 0 | 0 | 870.00   | SF | 17.50    | 17.50          | 100       | 2022    | 2022        | 3 | 97     | 14,768          |       |



\*\* This building has 12 Sub-Areas

96150 BRADY POINT RD, FERNANDINA BEACH

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

LAND DESCRIPTION

| 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 | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000116   | C   | SFR MARSH            | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 390,000.00 | 390,000.00     | 390,000    |                             |      |         |      |     |    |        |

TOTAL OB/XF 52,256

| TOT LND UTS | 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 |
|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
|             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |

NASSAU COUNTY PROPERTY

| VALUATION SUMMARY         |           | STANDARD  |
|---------------------------|-----------|-----------|
| VALUATION BY              |           |           |
| Tax Group: 4              | Tax Dist: |           |
| BUILDING MARKET VALUE     |           | 681,643   |
| TOTAL MARKET OB/XF VALUE  |           | 52,256    |
| TOTAL LAND VALUE - MARKET |           | 390,000   |
| TOTAL MARKET VALUE        |           | 1,123,899 |
| SOH/AGL Deduction         |           | 201,030   |
| ASSESSED VALUE            |           | 922,869   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000    |
| BASE TAXABLE VALUE        |           | 872,869   |
| TOTAL JUST VALUE          |           | 1,123,899 |
| NCON VALUE                |           | 0         |
| INCOME VALUE              |           |           |
| PREVIOUS YEAR MKT VALUE   |           | 979,052   |

| PERMIT NUM | DESCRIPTION     | AMT     | ISSUED     |
|------------|-----------------|---------|------------|
| 22002235   | SCRN ENCL       | 29,011  | 02/09/2022 |
| C2002092   | CO ISSUED       | 0       | 04/30/2021 |
| B2002092   | NEW CONSTR      | 338,269 | 03/09/2020 |
| B201074    | DETACHED GARAGE | 27,820  | 02/11/2020 |

SALES DATA

| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| 2490/1452                      | 8/25/2021 | WD        | Q   | I   | 01     | 1,150,000  |
| GRANTOR: THE RANGE AT AMELIA L |           |           |     |     |        |            |
| GRANTEE: WORGAN SANDRA & ROB   |           |           |     |     |        |            |
| 1862/0060                      | 6/14/2013 | SW        | Q   | V   | 02     | 125,000    |
| GRANTOR: CBC NATIONAL BANK     |           |           |     |     |        |            |
| GRANTEE: THE RANGE AT AMELIA   |           |           |     |     |        |            |

BUILDING NOTES

|  |
|--|
|  |
|--|

BUILDING DIMENSIONS

BAS=[YR=2021] W7 FOP=[YR=2021] N17 UOP=[YR=2022]  
N22W43S18E19S4E24S W24 STR=[YR=2021] N4 W6 S4 E6S W6 S12 E17  
S7 E6 N2 E7S W7 S2 W6 N7 W17 N16 W13 S16 W2 S22 STR=[YR=2021]  
W2 S5 E4 FOP=[YR=2021] E6 N5 W6 S5S N5 W2S E8 S17 E2  
FOP=[YR=2021] S9 E10 STR=[YR=2021] S3 E5 N3 W5S E10 N9 W20S  
E22 N16 E6 S8 E3 S3 E8 N3 E3 N26S PTR=E10 FOP=[YR=2021] E18  
S12 FUS=[YR=2021] S6 E6 S12 W6 S3 FOP=[YR=2021] S14 W4 N10 W3  
N4 E7S W7 S12 E3 S2 E4 S4 W24 N18 E6 N21 E18S W18 N12S W10S  
PTR=E10 N10 FDG=[YR=2021] E24 N24 W24 S24S W10 S10S.