



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 30               | VINYL 100        |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 12               | HARDWOOD 90      |              |                      |
| Interior Floo            | 08               | SHT VINYL 10     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| 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         | 4020.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,500            | 100              | 1,500        | 206,712              |
| DCK                      | 340              | 10               | 34           | 4,686                |
| FOP                      | 72               | 30               | 22           | 3,031                |
| STR                      | 15               | 10               | 2            | 275                  |
| USP                      | 290              | 30               | 87           | 11,989               |
| TOTALS                   | 2,217            |                  | 1,645        | 226,694              |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |           |            |      |      |   |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-----------|------------|------|------|---|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB       | EYB        | ECON | FNCT |   | NORM | % COND |
| 0900                                                       | 01  | 1,645     | 120.4875    | 150.61         | 247,753        | 1999      | 2005       | 0    | 0    | 0 | 8.50 | 91.50  |
| 1 SNGL FAM - 100% - 2019 Heated Area: 1500 HX Base Yr 2019 |     |           |             |                |                |           |            |      |      |   |      |        |
|                                                            |     |           |             |                |                |           |            |      |      |   |      |        |
| BLD DATE                                                   |     |           |             |                |                | LGL DATE  |            |      |      |   |      |        |
| XF DATE                                                    |     |           |             |                |                | LAND DATE | 06/05/2023 |      |      |   |      |        |
| INC DATE                                                   |     |           |             |                |                | AG DATE   |            |      |      |   |      |        |

96644 ONEIL-SCOTT RD, FERNANDINA BEACH

| 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 |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1999    | 1999        |
| 2              | 0300       | BOAT DCK W  | 0 100   | 0 | 0 | 1,220.00 | SF | 40.00    | 40.00          | 25        | 2010    | 2010        |

| Q                  | % COND | OB/XF MKT VALUE | NOTES |
|--------------------|--------|-----------------|-------|
| 3                  | 83     | 2,905           |       |
| 3                  | 35     | 17,080          |       |
| TOTAL OB/XF 19,985 |        |                 |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |         |        |             |           |     |           |
|------------------|----------|-----|----------------------|-----|------|----------|---------|--------|-------------|-----------|-----|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT   | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPHT FACT |
| 1                | 000130   | C   | SFR WATER            | 100 | 0005 | RSF-     | 1175.00 | 193.00 | 1.06        | AC        |     | 1.00      |

| % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1.00   | 1.10    | 160,000.00 | 176,000.00     | 186,560    |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 226,694   |             |
| TOTAL MARKET OB/XF VALUE  |  | 19,985    |             |
| TOTAL LAND VALUE - MARKET |  | 186,560   |             |
| TOTAL MARKET VALUE        |  | 433,239   |             |
| SOH/AGL Deduction         |  | 153,699   |             |
| ASSESSED VALUE            |  | 279,540   |             |
| TOTAL EXEMPTION VALUE     |  | HX HB     | 50,000      |
| BASE TAXABLE VALUE        |  | 229,540   |             |
| TOTAL JUST VALUE          |  | 433,239   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 430,985   |             |

| PERMIT NUM | DESCRIPTION  | AMT    | ISSUED     |
|------------|--------------|--------|------------|
| B2001621   | (11) WINDOWS | 6,902  | 03/01/2020 |
| 9906077    | NEW CONSTR   | 90,000 | 05/01/1999 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2220/0866                      | 8/29/2018 | WD        | U   | I   | 30     | 420,000    |
| GRANTOR: LEEPER WILLIAM H & EM |           |           |     |     |        |            |
| GRANTEE: MOORE KRISTOPHER CH   |           |           |     |     |        |            |
| 2220/0863                      | 8/28/2018 | WD        | U   | I   | 11     | 100        |
| GRANTOR: MCARTHY SEAN PATRICK  |           |           |     |     |        |            |
| GRANTEE: MOORE KRISTOPHER CH   |           |           |     |     |        |            |

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

BUILDING DIMENSIONS  
DCK=[YR=2009] W34 S10 BAS=[YR=1999] S16 W36 S24 E18  
STR=[YR=1999] S3 E5 N3 FOP=[YR=1999] E13 N4 W18 S4 E5 \$ W5  
\$ N4 E18 S4 E12 N2 E6 N7 USP=[YR=2009] E10 N29 W10 S29 \$ N31  
W18 \$ E18 S2 E12 N8 E4 N4 \$.