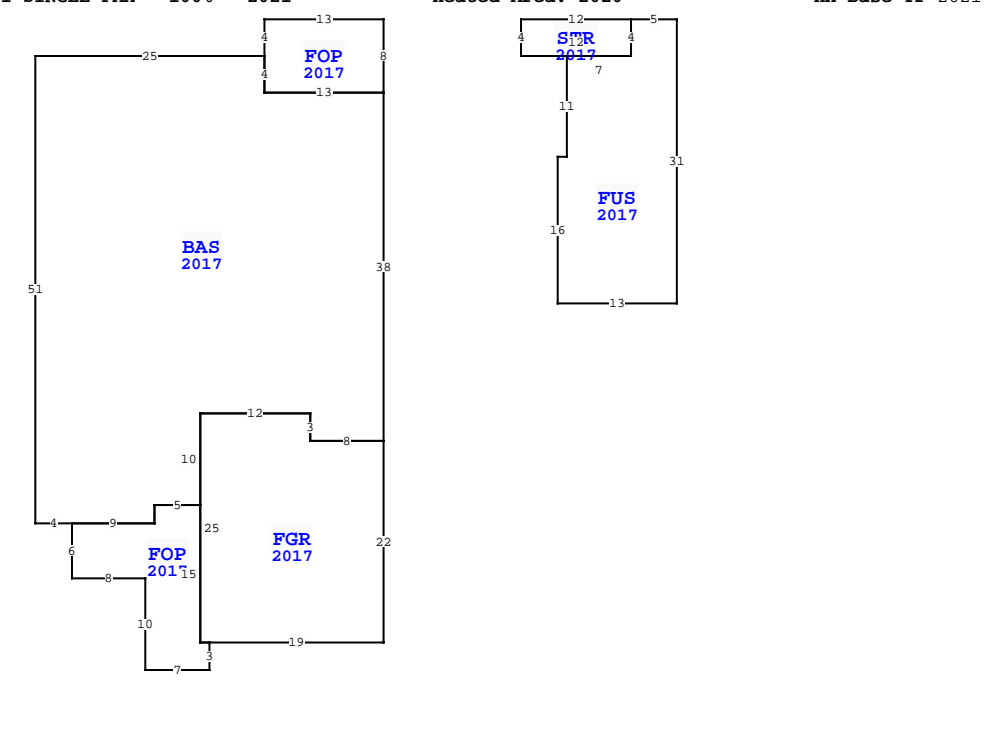




| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 31 HARDIE BRD 70 |
| Exterior Wall | 16 WD FR STUC 30 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 11 CLAY TILE 50 |
| Interior Floor | 14 CARPET 50 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 4 100 |
| Bathrooms | 3 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1.5 100 |
| Units | 0 100 |
| Occupancy | 00 NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | - 100% | - 2021 | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 289,633 |
| TOTAL MARKET OB/XF VALUE | | | 6,087 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 370,720 |
| SOH/AGL Deduction | | | 113,006 |
| ASSESSED VALUE | | | 257,714 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 207,714 |
| TOTAL JUST VALUE | | | 370,720 |
| NCON VALUE | | | 2,500 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 355,151 |

| Quality | 06 Quality Level 06 | | | |
|------------------|---------------------|-------------|--------------|----------------------|
| DOR CODE | 0100 SINGLE FAMILY | | | |
| MAP NUM | MKT AREA 04 | | | |
| NEIGHBORHOOD/LOC | 4035.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,660 | 100 | 1,660 | 203,294 |
| FGR | 476 | 55 | 262 | 32,087 |
| FOP | 104 | 30 | 31 | 3,797 |
| FOP | 157 | 30 | 47 | 5,756 |
| FUS | 360 | 100 | 360 | 44,088 |
| STR | 48 | 10 | 5 | 612 |
| TOTALS | 2,805 | | 2,365 | 289,633 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1706056 | NEW CONSTR | 255,915 | 07/07/2017 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2347/1071 | 3/12/2020 | WD Q | Q | I | 01 | 280,900 |
| GRANTOR: SMITH LARRY P & VIRGI | | | | | | |
| GRANTEE: LAVACCA BRIAN JAMES | | | | | | |
| 2247/1175 | 11/01/2017 | WD U | U | I | 11 | 100 |
| GRANTOR: SMITH LARRY P & VIRGI | | | | | | |
| GRANTEE: SMITH LARRY P & VIR | | | | | | |

| | | | | |
|--------------------------------------|----------|-----------|------------|-----|
| 94280 WOODBRIER CR, FERNANDINA BEACH | BLD DATE | LGL DATE | 05/17/2023 | MLU |
| | XF DATE | LAND DATE | | |
| | INC DATE | AG DATE | | |

| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | | | 685.00 | 100 | 2017 | 2017 | 3 | 97 | 3,455 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 132 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 2,500 | |

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

BUILDING DIMENSIONS
 FOP=[YR=2017] W13 S4 BAS=[YR=2017] W25 S51 E4 FOP=[YR=2017] S6 E8 S10 E7 N3 FGR=[YR=2017] E19 N22 W8 N3 W12 S25 E1\$ W1 N15 W5 S2 W9\$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4\$ S4 E13 N8\$ PTR=E15 STR=[YR=2017] E12 FUS=[YR=2017] E5 S31 W13 N16 E1 N11 E7 N4\$ S4 W12 N4\$ W15\$.

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000134 | C | SFR POND | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |