



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floop           | 09 | PINE WOOD 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 2  | 100            |
| Bathrooms                | 1  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 04               |
| NEIGHBORHOOD/LOC | 4005.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,520            | 100         | 1,520        | 129,416              |
| DKC       | 36               | 10          | 4            | 340                  |
| DKC       | 36               | 10          | 4            | 340                  |
| FOP       | 240              | 30          | 72           | 6,130                |
| FOP       | 440              | 30          | 132          | 11,239               |
| TOTALS    | 2,272            |             | 1,732        | 147,467              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0940       | SHEDS/PORT  | 0   | 0   | 14 | 19 | 266.00   | SF | 20.10    | 20.10          | 100       | 1987    |
| 2              | 0350       | CARPORT WD  | 0   | 0   | 12 | 19 | 228.00   | SF | 8.71     | 8.71           | 100       | 1987    |
| 3              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1988    |
| 4              | 0300       | BOAT DCK W  | 0   | 0   | 0  | 0  | 200.00   | SF | 40.00    | 40.00          | 100       | 2005    |
| 5              | 0300       | BOAT DCK W  | 0   | 0   | 0  | 0  | 1,805.00 | SF | 40.00    | 40.00          | 100       | 2015    |
| 6              | 0350       | CARPORT WD  | 0   | 0   | 20 | 14 | 280.00   | SF | 13.00    | 13.00          | 100       | 2015    |
| 7              | 0311       | WD GANG WY  | 0   | 0   | 0  | 0  | 20.00    | SF | 45.00    | 45.00          | 100       | 2015    |
| 8              | 0303       | FLT DOCK W  | 0   | 0   | 16 | 8  | 128.00   | SF | 26.00    | 26.00          | 100       | 2015    |
| 9              | 0317       | DCK PLNG W  | 0   | 0   | 0  | 0  | 2.00     | UT | 1,000.00 | 1,000.00       | 100       | 2015    |

| 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            | 0   |     | OR       | 0.00  | 0.00  | 66.56       |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |   |       |        |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100                                               | 01  | 1,732     | 106.7000    | 101.36         | 175,556        | 1988 | 1988 | 0    | 0    | 0 | 16.00 | 84.00  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1520 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |
|                                                    |     |           |             |                |                |      |      |      |      |   |       |        |
| 95001 FRANK WARD RD, FERNANDINA BEACH              |     |           |             |                |                |      |      |      |      |   |       |        |

| TOTAL OB/XF 70,396 |            |             |     |     |    |    |          |    |          |                |           |         |
|--------------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|
| L N                | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1                  | 0940       | SHEDS/PORT  | 0   | 0   | 14 | 19 | 266.00   | SF | 20.10    | 20.10          | 100       | 1987    |
| 2                  | 0350       | CARPORT WD  | 0   | 0   | 12 | 19 | 228.00   | SF | 8.71     | 8.71           | 100       | 1987    |
| 3                  | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1988    |
| 4                  | 0300       | BOAT DCK W  | 0   | 0   | 0  | 0  | 200.00   | SF | 40.00    | 40.00          | 100       | 2005    |
| 5                  | 0300       | BOAT DCK W  | 0   | 0   | 0  | 0  | 1,805.00 | SF | 40.00    | 40.00          | 100       | 2015    |
| 6                  | 0350       | CARPORT WD  | 0   | 0   | 20 | 14 | 280.00   | SF | 13.00    | 13.00          | 100       | 2015    |
| 7                  | 0311       | WD GANG WY  | 0   | 0   | 0  | 0  | 20.00    | SF | 45.00    | 45.00          | 100       | 2015    |
| 8                  | 0303       | FLT DOCK W  | 0   | 0   | 16 | 8  | 128.00   | SF | 26.00    | 26.00          | 100       | 2015    |
| 9                  | 0317       | DCK PLNG W  | 0   | 0   | 0  | 0  | 2.00     | UT | 1,000.00 | 1,000.00       | 100       | 2015    |

| TOTAL OB/XF 70,396 |          |     |                      |     |     |          |       |       |             |           |     |          |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT |
| 1                  | 000116   | C   | SFR MARSH            | 0   |     | OR       | 0.00  | 0.00  | 66.56       | AC        |     | 1.00     |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 4              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 147,467     |   |
| TOTAL MARKET OB/XF VALUE  |  | 70,396      |   |
| TOTAL LAND VALUE - MARKET |  | 2,828,800   |   |
| TOTAL MARKET VALUE        |  | 3,046,663   |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 3,046,663   |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 3,046,663   |   |
| TOTAL JUST VALUE          |  | 3,046,663   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 3,042,636   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 996121     | CHNGE SRVC  | 0      | 07/01/1999 |
| 2335       | H/AC        | 0      | 10/26/1987 |
| 2745       | NEW CONSTR  | 0      | 10/06/1987 |
| 4566       | NEW CONSTR  | 1,000  | 10/02/1987 |
| 4328       | NEW CONSTR  | 58,980 | 08/31/1987 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2092/4777                      | 12/30/2016 | SW        | U   | I   | 16     | 973,000    |
| GRANTOR: BANK OF EASTMAN       |            |           |     |     |        |            |
| GRANTEE: FERNANDINA INTRACOAST |            |           |     |     |        |            |
| 2043/0355                      | 4/26/2016  | QC        | U   | I   | 11     | 100        |
| GRANTOR: FERNANDINA INTRACOAST |            |           |     |     |        |            |
| GRANTEE: BANK OF EASTMAN       |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1993] W24 DCK=[YR=1993] N6 W6 S6 E6\$ W20 S10<br>BAS=[YR=1993] S30 FOP=[YR=1993] S10 E12 DCK=[YR=1993] S6 E6<br>N6 W6\$ E12 N10 W24\$ E24 S10 E20 N40 W44\$ E44 N10\$. |  |  |  |  |  |  |  |  |  |  |  |  |