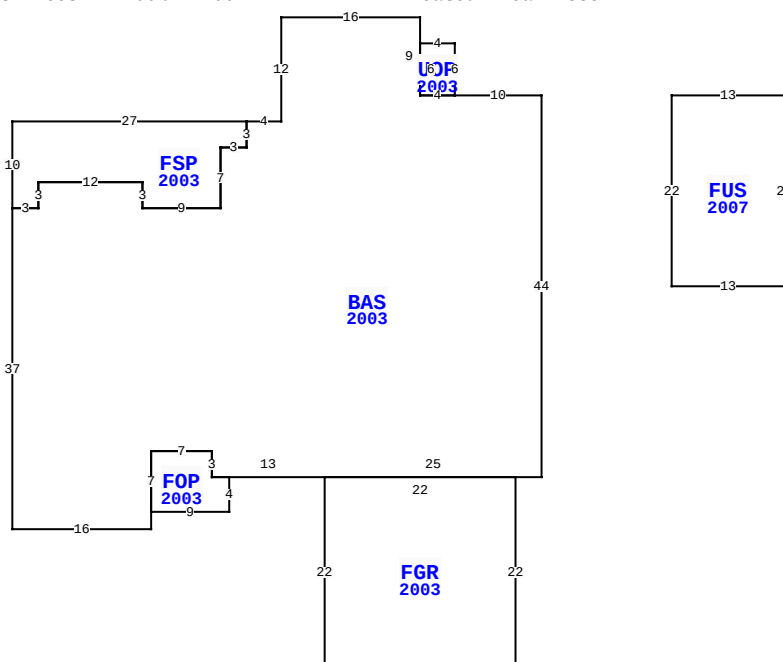


**TONTI LOUIS G & JOYCE**  
96249 HIGH POINTE DRIVE  
FERNANDINA BEACH, FL 32034

**46-3N-28-509H-0010-0000**

| BUILDING CHARACTERISTICS |                  |             |                  |                      |                                                                                    |     |           |                |                | MARKET ADJUSTMENTS |             |      |        |                 |       |        |                       |                                    |  | NASSAU COUNTY PROPERTY |  |          |                 |  |  |          |  |            |  |     |  |
|--------------------------|------------------|-------------|------------------|----------------------|------------------------------------------------------------------------------------|-----|-----------|----------------|----------------|--------------------|-------------|------|--------|-----------------|-------|--------|-----------------------|------------------------------------|--|------------------------|--|----------|-----------------|--|--|----------|--|------------|--|-----|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |                      | TYPE                                                                               | MDL | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE | REPL. COST NEW     | AYB         | EYB  | ECON   | FNCT            | NORM  | % COND | VALUATION SUMMARY     |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Exterior Wall            |                  | 16          | WD FR STUC 100   |                      | 0500                                                                               | 01  | 3,256     | 120.9340       | 181.40         | 590,638            | 2003        | 2003 | 0      | 0               | 10.00 | 90.00  | VALUATION BY STANDARD |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Roof Structure           |                  | 08          | IRREGULAR 100    |                      | 1 SFR CUST - 100% - 2007                                                           |     |           |                |                |                    |             |      |        |                 |       |        | Heated Area: 2883     |                                    |  |                        |  |          | HX Base Yr 2007 |  |  |          |  |            |  |     |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100   |                      |  |     |           |                |                |                    |             |      |        |                 |       |        |                       | BUILDING MARKET VALUE 531,574      |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Interior Wall            |                  | 05          | DRYWALL 100      |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       | TOTAL MARKET OB/XF VALUE 7,214     |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Interior Floor           |                  | 11          | CLAY TILE 50     |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       | TOTAL LAND VALUE - MARKET 130,000  |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Interior Floor           |                  | 13          | LVT/LAMNT 50     |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       | TOTAL MARKET VALUE 668,788         |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Air Condition            |                  | 03          | CENTRAL 100      |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       | SOH/AGL Deduction 349,845          |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Heating Type             |                  | 04          | AIR DUCTED 100   |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       | ASSESSED VALUE 318,943             |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Bedrooms                 |                  |             | 4 100            |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       | TOTAL EXEMPTION VALUE HX HB 50,000 |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Bathrooms                |                  |             | 4 100            |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       | BASE TAXABLE VALUE 268,943         |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Frame                    |                  | 02          | WOOD FRAME 100   |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       | TOTAL JUST VALUE 668,788           |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Stories                  |                  | 1.5         | 1.5 100          |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       | NCON VALUE 0                       |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Units                    |                  |             | 0 100            |                      | INCOME VALUE                                                                       |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Occupancy                |                  | 00          | NONE 100         |                      | PREVIOUS YEAR MKT VALUE 568,928                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| Quality                  |                  | 05          | Quality Level 05 |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY    |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| MAP NUM                  |                  |             | MKT AREA         |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       | 04                                 |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| NEIGHBORHOOD/LOC         |                  | 4022.00     |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| BAS                      | 2,597            | 100         | 2,597            | 423,986              |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| FGR                      | 484              | 55          | 266              | 43,427               |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| FOP                      | 57               | 30          | 17               | 2,776                |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| FSP                      | 213              | 40          | 85               | 13,877               |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| FUS                      | 286              | 100         | 286              | 46,692               |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| UOP                      | 24               | 20          | 5                | 816                  |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| TOTALS                   |                  | 3,661       |                  | 3,256                | 531,574                                                                            |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
| EXTRA FEATURES           |                  |             |                  |                      | 96249 HIGH POINTE DR, FERNANDINA BEACH                                             |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  | BLD DATE |                 |  |  | LGL DATE |  | 04/03/2024 |  | MLU |  |
| 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                        | 0812             | CONCRETE C  | 0 100            | 0 0                  | 2,173.00                                                                           | SF  | 4.00      | 4.00           | 100            | 2003               | 2003        | 3    | 83     | 7,214           |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |
|                          |                  |             |                  |                      |                                                                                    |     |           |                |                |                    |             |      |        |                 |       |        |                       |                                    |  |                        |  |          |                 |  |  |          |  |            |  |     |  |