



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| 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 | 4024.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,871            | 100         | 1,871        | 295,002              |
| BAS       | 110              | 100         | 110          | 17,344               |
| FGR       | 581              | 55          | 320          | 50,455               |
| FOP       | 184              | 30          | 55           | 8,672                |
| FOP       | 264              | 30          | 79           | 12,456               |
| TOTALS    | 3,010            |             | 2,435        | 383,929              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,093.00 | SF | 4.00     | 4.00           |       |
| 3              | 0911       | SCRN RM A   | 0   | 100 | 23 | 23 | 529.00   | SF | 17.50    | 17.50          |       |
| 4              | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 498.00   | SF | 7.25     | 7.25           |       |
| 5              | 0877       | JACUZZI     | 0   | 100 | 0  | 0  | 1.00     | UT | 2,500.00 | 2,500.00       |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000133   | C   | SFR LAKE             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |        |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |       |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0500                     | 01  | 2,435     | 116.7915    | 175.19         | 426,588        | 1993 | 2003 | 0    | 0    | 10.00 | 90.00  |
| 1 SFR CUST - 100% - 2019 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1981        |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2019          |     |           |             |                |                |      |      |      |      |       |        |

|                                       |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 96126 OYSTER BAY DR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE                              |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE                               |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE                              |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE                              |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE                             |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE                               |  |  |  |  |  |  |  |  |  |  |  |
| 04/04/2024 MLU                        |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |  |  |
| 4                         |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| 383,929                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |
| 13,429                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |
| 140,000                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 537,358                   |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |
| 207,384                   |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |
| 329,974                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| HX HB                     |  |  |  |  |  |  |  |  |  |  |  |
| 50,000                    |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 279,974                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |
| 537,358                   |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |
| 498,102                   |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B2001847   | REPAIR/RRF  | 13,000 | 03/01/2020 |
| B26149     | ADDITION    | 10,392 | 06/01/2012 |
| B0210420   | XFOB        | 3,882  | 11/01/2002 |
| 93-0313    | NEW CONSTR  | 84,723 | 06/01/1993 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2548/0383                      | 2/23/2022 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: METZ KATHLEEN         |           |              |        |        |           |               |  |
| GRANTEE: BLANDFORD COURTNEY    |           |              |        |        |           |               |  |
| 1869/0372                      | 7/23/2013 | WD           | Q      | I      | 02        | 350,000       |  |
| GRANTOR: RESPESS RICHARD C & S |           |              |        |        |           |               |  |
| GRANTEE: METZ H CAMERON III    |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W2BAS=[YR=2012] N10 W11 S10 E11\$ W12            |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993] W22 S1 D3 R3 E4 D3 R3 S5 E12 N12\$ S12 W12       |  |  |  |  |  |  |  |  |  |  |  |
| N5 L3 U3 W4 U3 L3 N21 W24 S20 W6 S4 FGR=[YR=1993] S26          |  |  |  |  |  |  |  |  |  |  |  |
| E22 N26 W6 N3 W3 S3 W13\$ E13 N3 E3 S3 E6 S30 FOP=[YR=1993] S6 |  |  |  |  |  |  |  |  |  |  |  |
| E44 N6 W44 \$ E44 N34 \$ .                                     |  |  |  |  |  |  |  |  |  |  |  |