

| 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 | | |
| Floor | | 4 100 | 0090000 | | 772 | | | | 1982 | 1982 | 100 | 100 | 0 | | | |
| Recreation | POOL | POOL 100 | 1 CONDO - 0% - 0 | | | | | | | | | | | HX Base Yr | | |
| Recreation | TENNIS CT | TENNIS CT 100 | | | | | | | | | | | | | | |
| Location | INTERIOR | INTERIOR 100 | | | | | | | | | | | | | | |
| View Lump Sum | OCEAN | OCEAN 100 | | | | | | | | | | | | | | |
| Desirability | FLOOR | 4TH FLOOR 100 | | | | | | | | | | | | | | |
| Balcony | FOP/PATIO | FOP/PATIO 100 | | | | | | | | | | | | | | |
| Parking | OPEN | OPEN 100 | | | | | | | | | | | | | | |
| Bedrooms | | 1 100 | | | | | | | | | | | | | | |
| Bathrooms | | 1 100 | | | | | | | | | | | | | | |
| Oth Rooms | | 2 100 | | | | | | | | | | | | | | |
| User Definition | ORIGINAL | ORIGINAL 100 | | | | | | | | | | | | | | |
| Quality | 03 | Quality Level 03 | | | | | | | | | | | | | | |
| DOR CODE | 0400 | CONDOMINIUM | | | | | | | | | | | | | | |
| MAP NUM | | MKT AREA | 03 | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | 3002.00 | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | |
| TOTALS | 772 | | | 772 | | | | | | | | | | | | |

| VALUATION SUMMARY | | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY | | |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 464,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 464,000 |
| SOH/AGL Deduction | | 40,875 |
| ASSESSED VALUE | | 423,125 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 423,125 |
| TOTAL JUST VALUE | | 464,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 459,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| B24381 | REPAIR/RRF | 5,624 | 02/01/2011 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2188/0373 | 4/04/2018 | WD | Q | I | 01 | 253,000 |
| GRANTOR: ST PETER WILLIAM J & | | | | | | |
| GRANTEE: ALLINDER KAREN L & | | | | | | |
| 1894/0156 | 12/12/2013 | QC | U | I | 11 | 26,100 |
| GRANTOR: ST PETER WILLIAM J | | | | | | |
| GRANTEE: ST PETER WILLIAM J | | | | | | |

| 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 |
| 4800 AMELIA ISLAND PKWY B-141, FERNANDINA BEACH | | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | |
|---------------------|--|
| | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |