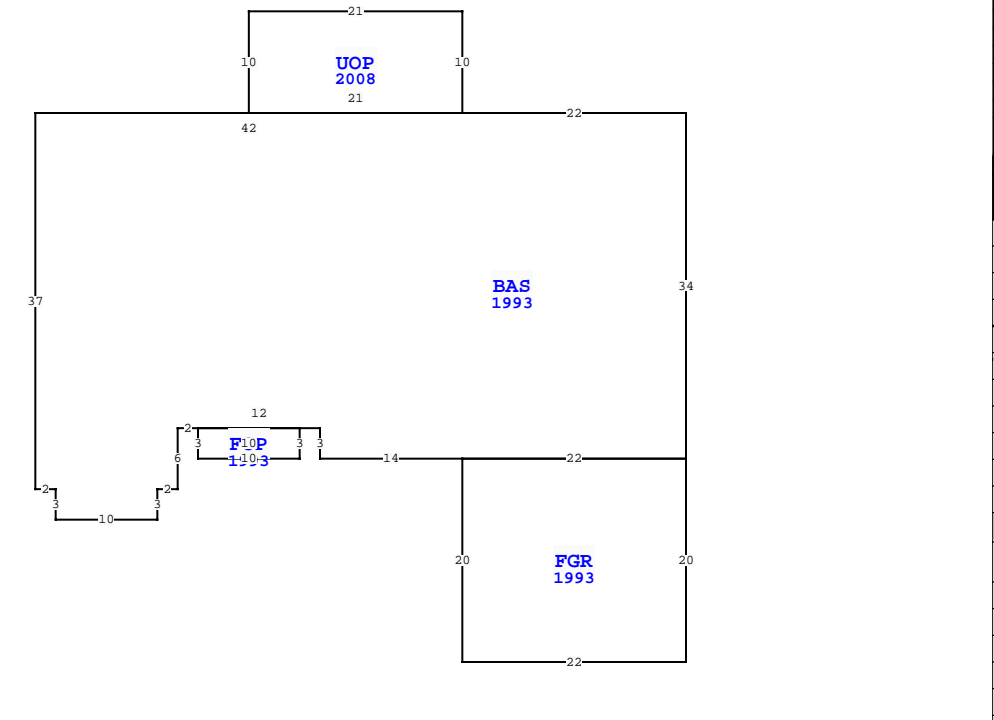


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 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 | | |
| 0900 | 01 | 2,499 | 121.4400 | 160.30 | 400,590 | 1987 | 2001 | 0 | 0 | 11.50 | 88.50 | | |

| NASSAU COUNTY PROPERTY | | | | PAGE 1 of 1 | 8 |
|------------------------|--|--|--|-------------|---|
| VALUATION SUMMARY | | | | | |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 354,522 |
| TOTAL MARKET OB/XF VALUE | | 5,199 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 634,721 |
| SOH/AGL Deduction | | 213,791 |
| ASSESSED VALUE | | 420,930 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 370,208 |
| TOTAL JUST VALUE | | 634,721 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 593,045 |



| Quality | | | | | |
|--------------------------|------------------|---------------------|------|--------------|----------------------|
| Quality | | 06 Quality Level 06 | | | |
| DOR CODE | | 0100 SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA | | 02 | |
| NEIGHBORHOOD/LOC 2031.00 | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,206 | 100 | 1993 | 2,206 | 312,955 |
| FGR | 440 | 55 | 1993 | 242 | 34,332 |
| FOP | 30 | 30 | 1993 | 9 | 1,277 |
| UOP | 210 | 20 | 2008 | 42 | 5,959 |
| TOTALS | 2,886 | | | 2,499 | 354,522 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| BP 4116 | N/A | 71,465 | 05/22/1987 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2349/0576 | 3/16/2020 | WD | Q | I | 01 | 453,000 |
| GRANTOR: ADKINS KELLI L & LAWR | | | | | | |
| GRANTEE: RUDON MICHAEL F & M | | | | | | |
| 1432/0220 | 7/26/2006 | QC | Q | I | 01 | 100 |
| GRANTOR: ADKINS WILLIAM T & KE | | | | | | |
| GRANTEE: ADKINS KELLI L | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | 1905 S LAKESIDE DR, FERNANDINA BEACH | | |
|--------------------------|------------|-------------|---------|-----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------------------------------------|-----------------|-------|
| 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 60 | 2,100 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 56 | 3 | SF | 4.00 | 4.00 | 100 | 1987 | 1987 | 3 | 49.5 | 333 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 1,397.00 | SF | 4.00 | 4.00 | 100 | 1987 | 1987 | 3 | 49.5 | 2,766 | |
| TOTAL OB/XF 5,199 | | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | |
|--|--|--|--|
| BAS=[YR=1993] W22 UOP=[YR=2008] N10 W21 S10 E21\$ W42 S37 E2 S3 E10 N3 E2 N6 E2 FOP=[YR=1993] S3 E10 N3 W10 \$ E12 S3 E14 FGR=[YR=1993] S20 E22 N20 W22\$ E22 N34\$. | | | |

| 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 | 000100 | C | RES | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 275,000.00 | 275,000.00 | 275,000 | | | | | | | |