



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 12               | CEDAR 50         |      |              |                      |
| Exterior Wall            | 18               | CEMENT BRK 50    |      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 14               | CARPET 70        |      |              |                      |
| Interior Floor           | 11               | CLAY TILE 30     |      |              |                      |
| 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         |      |              |                      |
| 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                      | 1,926            | 100              | 1993 | 1,926        | 262,636              |
| FEP                      | 228              | 80               | 2008 | 182          | 24,818               |
| FGR                      | 462              | 55               | 1993 | 254          | 34,637               |
| FOP                      | 76               | 30               | 1993 | 23           | 3,137                |
| PTO                      | 208              | 5                | 1993 | 10           | 1,364                |
| TOTALS                   | 2,900            |                  |      | 2,395        | 326,590              |

| MARKET ADJUSTMENTS       |     |           |             |                |                |                   |      |                 |      |            |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|-----------------|------|------------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON            | FNCT | NORM       | % COND |
| 0900                     | 01  | 2,395     | 131.1828    | 173.16         | 414,718        | 1986              | 1990 | 0               | 0    | 21.25      | 78.75  |
| 1 SNGL FAM - 100% - 2005 |     |           |             |                |                | Heated Area: 1926 |      | HX Base Yr 2005 |      |            |        |
|                          |     |           |             |                |                |                   |      |                 |      |            |        |
| BLD DATE                 |     |           |             |                |                |                   |      | LGL DATE        |      |            |        |
| XF DATE                  |     |           |             |                |                |                   |      | LAND DATE       |      | 04/28/2025 |        |
| INC DATE                 |     |           |             |                |                |                   |      | AG DATE         |      | MLU        |        |

3115 EGANS BLUFF RD, FERNANDINA BEACH

| 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 |
| 1                 | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1986    | 1986        | 3 |
| 2                 | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 1,450.00 | SF | 4.00     | 4.00           | 100       | 1986    | 1986        | 3 |
| 3                 | 0812       | CONCRETE C  | 0   | 100 | 66 | 3 | 198.00   | SF | 4.00     | 4.00           | 100       | 1986    | 1986        | 3 |
| TOTAL OB/XF 5,128 |            |             |     |     |    |   |          |    |          |                |           |         |             |   |

| LAND DESCRIPTION                                                                      |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|---------------------------------------------------------------------------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| 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 |
| 1                                                                                     | 000100   | C   | RES                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |
| TOTAL OB/XF 5,128                                                                     |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
| TOTAL OB/XF 5,128                                                                     |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
| 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 |
| 1                                                                                     | 000100   | C   | RES                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |
| TOTAL OB/XF 5,128                                                                     |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
| REVIEW DATE 08/22/2019 BY DJA                                                         |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
| Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |