



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 80   |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 60   |
| Interior Floor           | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 03 |
|---------|--|----------|----|

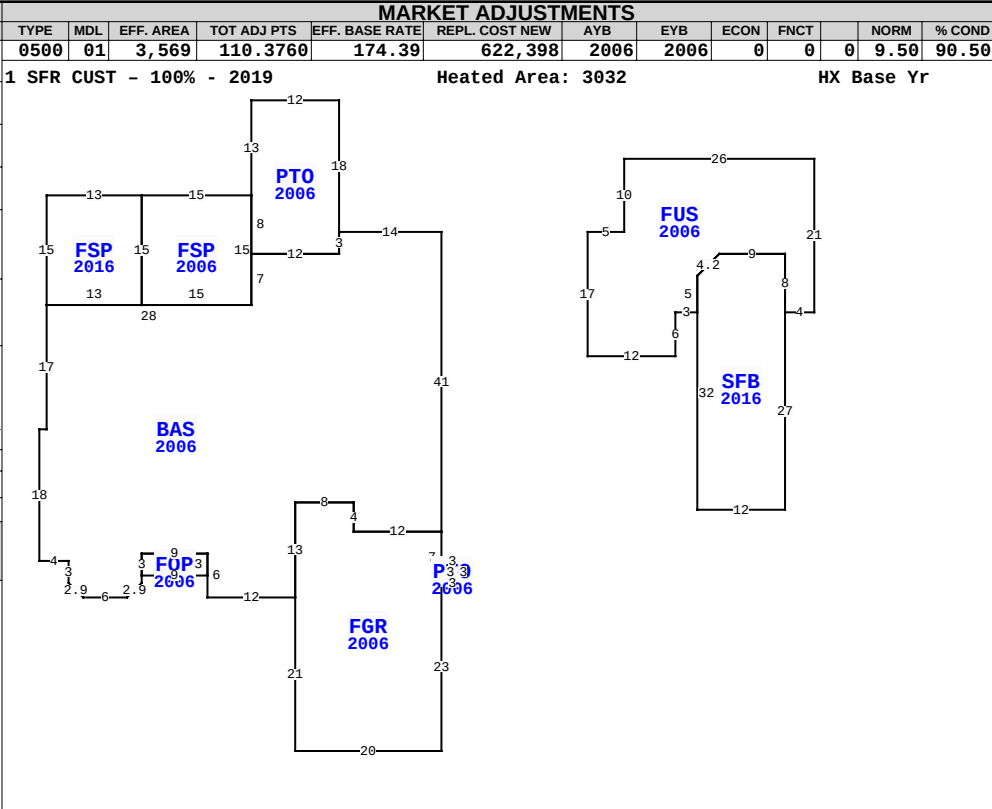
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| NEIGHBORHOOD/LOC | 3034.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,117            | 100         | 2006 | 2,117        | 334,112              |
| FGR       | 632              | 55          | 2006 | 348          | 54,923               |
| FOP       | 27               | 30          | 2006 | 8            | 1,262                |
| FSP       | 225              | 40          | 2006 | 90           | 14,204               |
| FSP       | 195              | 40          | 2016 | 78           | 12,310               |
| FUS       | 582              | 100         | 2006 | 582          | 91,853               |
| PTO       | 9                | 5           | 2006 | 0            | 0                    |
| PTO       | 252              | 5           | 2006 | 13           | 2,052                |
| SFB       | 416              | 80          | 2016 | 333          | 52,555               |
| TOTALS    | 4,455            |             |      | 3,569        | 563,270              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

|   |      |            |   |     |   |   |        |    |          |          |     |      |      |   |    |       |  |
|---|------|------------|---|-----|---|---|--------|----|----------|----------|-----|------|------|---|----|-------|--|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 89 | 3,115 |  |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 981.00 | SF | 5.20     | 5.20     | 100 | 2006 | 2006 | 3 | 86 | 4,387 |  |
| 3 | 0810 | CONCRETE A | 0 | 100 | 5 | 3 | 15.00  | SF | 6.50     | 6.50     | 100 | 2006 | 2006 | 3 | 86 | 84    |  |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |



|                                      |
|--------------------------------------|
| 95317 MACKINAS CIR, FERNANDINA BEACH |
|--------------------------------------|

| BLD DATE   | XF DATE | INC DATE | BLD DATE | XF DATE | INC DATE |
|------------|---------|----------|----------|---------|----------|
| 04/03/2012 |         |          | DJ       |         |          |

| TOTAL OB/XF |       |       |             |           |     |           |        |         |            |                | 7,586 |  |
|-------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|-------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VA |  |
| PUD         | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 350,000.00 | 350,000.00     | 3     |  |
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| NASSAU COUNTY PROPERTY    |           |          |
|---------------------------|-----------|----------|
| PAGE 1 of 1               | 8         |          |
| VALUATION SUMMARY         |           |          |
| VALUATION BY              |           | STANDARD |
| Tax Group: 8              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 563,270  |
| TOTAL MARKET OB/XF VALUE  |           | 7,586    |
| TOTAL LAND VALUE - MARKET |           | 350,000  |
| TOTAL MARKET VALUE        |           | 920,856  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 920,856  |
| TOTAL EXEMPTION VALUE     | 13        | 920,856  |
| BASE TAXABLE VALUE        |           | 0        |
| TOTAL JUST VALUE          |           | 920,856  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 895,673  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M10040     | MECH OTHER  | 0       | 07/01/2005 |
| E0515048   | ELEC OTHER  | 2,000   | 05/01/2005 |
| R0507604   | REPAIR/RRF  | 5,000   | 05/01/2005 |
| B0515188   | NEW CONSTR  | 291,245 | 05/01/2005 |
| P0509486   | OTHER       | 0       | 05/01/2005 |

| SALES DATA                     |           |           |
|--------------------------------|-----------|-----------|
| OFF RECORD Number              | DATE      | TYPE INST |
| 2458/1825                      | 5/04/2021 | QC U      |
| GRANTOR: DRAMAN MICHAEL REVOCA |           |           |
| GRANTEE: DRAMAN BENJAMIN M &   |           |           |
| 2111/1499                      | 4/04/2017 | QC U      |
| GRANTOR: DRAMAN MICHAEL REVOCA |           |           |
| GRANTEE: DRAMAN MICHAEL REVO   |           |           |

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

| BUILDING DIMENSIONS                      |                   |                    |
|------------------------------------------|-------------------|--------------------|
| BAS=[YR=2006] W14                        | PTO=[YR=2006] N18 | W12                |
| FSP=[YR=2016] W13                        | S15               | E13                |
| S3W12S7W28S17W1S18E4S3                   | D2                | R2                 |
| E9N3W9S3\$N3                             | E9                | S6E12FGR=[YR=2006] |
| E3N3W3S3\$N7W12N4W8S13\$                 | N13E8S4           | E12N41\$           |
| FUS=[YR=2006] E5N10E26S21W4SFB=[YR=2016] | S27W12N32         | U3                 |
| E9S8\$N8W9                               | D3                | L3                 |
| S5W3S6W12                                | N17\$             | W20\$.             |