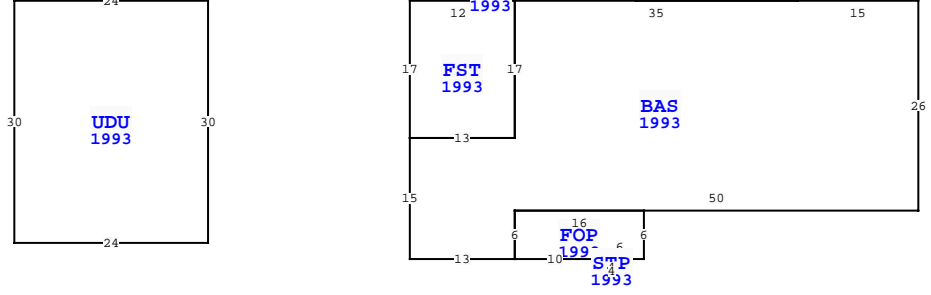


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 03 | MASONRY 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 |  |  |
| 0100   | 01  | 2,303     | 98.9800     | 98.98          | 227,951        | 1964 | 1980 | 0    | 0    | 22.00 | 78.00  |  |  |
| 1 SINGLE FAM - 100% - 0 Heated Area: 1495 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |  |



| NASSAU COUNTY PROPERTY    |           |          |             |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY         |           |          | PAGE 1 of 1 |
| VALUATION BY              |           | STANDARD |             |
| Tax Group: 8              | Tax Dist: |          |             |
| BUILDING MARKET VALUE     |           |          | 177,802     |
| TOTAL MARKET OB/XF VALUE  |           |          | 2,497       |
| TOTAL LAND VALUE - MARKET |           |          | 130,000     |
| TOTAL MARKET VALUE        |           |          | 310,299     |
| SOH/AGL Deduction         |           |          | 192,951     |
| ASSESSED VALUE            |           |          | 117,348     |
| TOTAL EXEMPTION VALUE     | HX HB WR  | 55,722   |             |
| BASE TAXABLE VALUE        |           |          | 61,626      |
| TOTAL JUST VALUE          |           |          | 310,299     |
| NCON VALUE                |           |          | 0           |
| INCOME VALUE              |           |          |             |
| PREVIOUS YEAR MKT VALUE   |           |          | 302,668     |

| Quality                  |                  | 03 Quality Level 03 |      |              |                      |
|--------------------------|------------------|---------------------|------|--------------|----------------------|
| DOR CODE                 |                  | 0100 SINGLE FAMILY  |      |              |                      |
| MAP NUM                  |                  | MKT AREA 02         |      |              |                      |
| NEIGHBORHOOD/LOC 2019.00 |                  |                     |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE         | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,495            | 100                 | 1993 | 1,495        | 115,421              |
| FEP                      | 320              | 80                  | 2011 | 256          | 19,764               |
| FOP                      | 96               | 30                  | 1993 | 29           | 2,239                |
| FST                      | 221              | 55                  | 1993 | 122          | 9,419                |
| PTO                      | 12               | 5                   | 1993 | 1            | 77                   |
| PTO                      | 80               | 5                   | 2011 | 4            | 309                  |
| STP                      | 4                | 10                  | 1993 | 0            | 0                    |
| UDU                      | 720              | 55                  | 1993 | 396          | 30,573               |
| TOTALS                   | 2,948            |                     |      | 2,303        | 177,802              |

1918 CLINCH DR, FERNANDINA BEACH

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/11/2024 |
| INC DATE |  | AG DATE   | MLU        |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2682/1389                      | 12/05/2023 | LE U      | I     | 11    |        | 100        |
| GRANTOR: OGILVIE NORMAN MITCHE |            |           |       |       |        |            |
| GRANTEE: HARMON KAREN OGILVI   |            |           |       |       |        |            |

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

**BUILDING DIMENSIONS**  
 BAS=[YR=1993] W15 FEP=[YR=2011] N16 PTO=[YR=2011] N4 W20 S4 E20\$ W20 S16 E20\$ W35 FST=[YR=1993] W1 PTO=[YR=1993] N3 W4 S3 E4\$ W12 S17 E13 N17\$ S17 W13 S15 E13 FOP=[YR=1993] E10 STP=[YR=1993] S1 E4 N1 W4\$ E6 N6 W16 S6\$ N6 E50 N26\$ PTR=W88 UDU=[YR=1993] W24 S30 E24N30\$E88\$ .

| 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 |       |
| 1              | 0810       | CONCRETE A  | 0       | 100 | 0  | 0     |    |       | 576.00         | SF        | 6.50    | 100         | 1980 | 1980   | 3               | 30    | 1,123 |
| 2              | 0825       | BRICK       | 0       | 100 | 30 | 4     |    |       | 120.00         | SF        | 6.25    | 100         | 1995 | 1995   | 3               | 90    | 675   |
| 3              | 0845       | KOOL DECK   | 0       | 100 | 0  | 0     |    |       | 200.00         | SF        | 7.25    | 100         | 1980 | 1980   | 3               | 30    | 435   |
| 4              | 0681       | POLE SHED   | 0       | 100 | 11 | 8     |    |       | 88.00          | SF        | 15.00   | 100         | 1995 | 1995   | 3               | 20    | 264   |

| 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 | DPTH 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      | 2100.00 | 175.00 | 100.00      | FF        |     | 1.00      | 1.00   | 1.00        | 1,300.00   | 1,300.00       | 130,000    |                             |      |         |      |     |    |        |