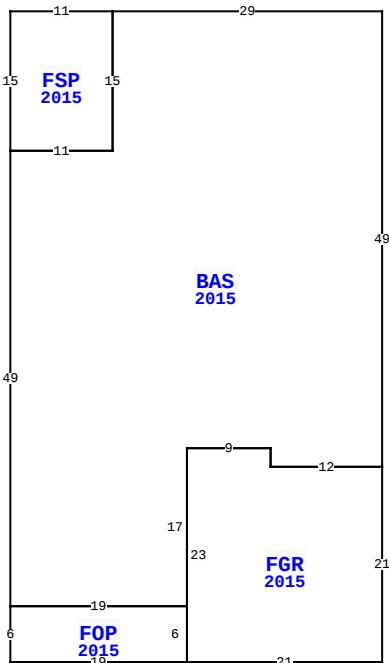


**SONNENBERG STACEY LYNN & JAY A**  
2839 TURTLE SHORES DRIVE  
FERNANDINA BEACH, FL 32034

**00 - 00 - 30 - 044D - 0084 - 0000**

| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                                                                                   |                  |                      |          |          |          |                | MARKET ADJUSTMENTS |         |             |                           |         |                 |                |            |                             |      | NASSAU COUNTY PROPERTY |      |     |                 |        |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-----------------------------------------------------------------------------------|------------------|----------------------|----------|----------|----------|----------------|--------------------|---------|-------------|---------------------------|---------|-----------------|----------------|------------|-----------------------------|------|------------------------|------|-----|-----------------|--------|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                 |                  |                |                                                                                   |                  |                      |          |          |          |                | VALUATION SUMMARY  |         |             |                           |         |                 |                |            |                             |      | PAGE 1 of 1            |      |     |                 |        |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                      | CD               | 16             | WD FR STUC 100                                                                    | 0900             | 01                   | 2,414    | 130.7320 | 172.57   | 416,584        | 2015               | 2015    | 0           | 0                         | 0       | 4.50            | 95.50          | STANDARD   |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 08               | IRREGULAR 100  | 1 SNGL FAM - 100% - 2023                                                          |                  |                      |          |          |          |                |                    |         |             | Heated Area: 2062         |         |                 |                |            |                             |      |                        |      |     | HX Base Yr 2023 |        |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 03               | COMP SHNGL 100 |  |                  |                      |          |          |          |                |                    |         |             | VALUATION BY              |         |                 |                |            |                             |      |                        |      |     | TAX DIST:       |        |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 05               | DRYWALL 90     |                                                                                   |                  |                      |          |          |          |                |                    |         |             | BUILDING MARKET VALUE     |         |                 |                |            |                             |      |                        |      |     | 397,838         |        |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 08               | DECORATIVE 10  |                                                                                   |                  |                      |          |          |          |                |                    |         |             | TOTAL MARKET OB/XF VALUE  |         |                 |                |            |                             |      |                        |      |     | 39,900          |        |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 11               | CLAY TILE 50   |                                                                                   |                  |                      |          |          |          |                |                    |         |             | TOTAL LAND VALUE - MARKET |         |                 |                |            |                             |      |                        |      |     | 165,000         |        |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 50      |                                                                                   |                  |                      |          |          |          |                |                    |         |             | TOTAL MARKET VALUE        |         |                 |                |            |                             |      |                        |      |     | 602,738         |        |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                                                                                   |                  |                      |          |          |          |                |                    |         |             | SOH/AGL Deduction         |         |                 |                |            |                             |      |                        |      |     | 53,530          |        |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                                                                                   |                  |                      |          |          |          |                |                    |         |             | ASSESSED VALUE            |         |                 |                |            |                             |      |                        |      |     | 549,208         |        |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 3                | 100            |                                                                                   |                  |                      |          |          |          |                |                    |         |             | TOTAL EXEMPTION VALUE     |         |                 |                |            |                             |      |                        |      |     | HX HB 50,722    |        |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 2                | 100            |                                                                                   |                  |                      |          |          |          |                |                    |         |             | BASE TAXABLE VALUE        |         |                 |                |            |                             |      |                        |      |     | 498,486         |        |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                                                                                   |                  |                      |          |          |          |                |                    |         |             | TOTAL JUST VALUE          |         |                 |                |            |                             |      |                        |      |     | 602,738         |        |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                      | 1.               | 100            | NCON VALUE                                                                        |                  |                      |          |          |          |                |                    |         |             | 0                         |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 100            | INCOME VALUE                                                                      |                  |                      |          |          |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100       | PREVIOUS YEAR MKT VALUE                                                           |                  |                      |          |          |          |                |                    |         |             | 569,610                   |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                      |                  |                | 06                                                                                | Quality Level 06 |                      |          |          |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                     |                  |                | 0100                                                                              | SINGLE FAMILY    |                      |          |          |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                  |                | MKT AREA                                                                          |                  |                      |          |          |          |                |                    |         |             | 01                        |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             |                  |                | 2121.00                                                                           |                  |                      |          |          |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE    | YEAR                                                                              | TOT ADJ AREA     | SUBAREA MARKET VALUE |          |          |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 2,062            | 100            | 2015                                                                              | 2,062            | 339,826              |          |          |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                          | 459              | 55             | 2015                                                                              | 252              | 41,531               |          |          |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 114              | 30             | 2015                                                                              | 34               | 5,603                |          |          |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                          | 165              | 40             | 2015                                                                              | 66               | 10,877               |          |          |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 2,800                                                                             |                  |                      | 2,414    | 397,838  |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 2839 TURTLE SHORES 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                                                                                                                                            | 0504             | FP-ELECTRI     | 0                                                                                 | 100              | 0                    | 1.00     | UT       | 2,000.00 | 2,000.00       | 100                | 2015    | 2015        | 3                         | 96      | 1,920           |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0855             | CONC PAVER     | 0                                                                                 | 100              | 0                    | 665.00   | SF       | 7.00     | 7.00           | 100                | 2015    | 2015        | 3                         | 95      | 4,422           |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 3                                                                                                                                            | 0855             | CONC PAVER     | 0                                                                                 | 100              | 0                    | 36.00    | SF       | 7.00     | 7.00           | 100                | 2015    | 2015        | 3                         | 95      | 239             |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 4                                                                                                                                            | 0476             | VF 6 SBPL      | 0                                                                                 | 100              | 0                    | 113.00   | LF       | 32.00    | 32.00          | 100                | 2015    | 2015        | 3                         | 87      | 3,146           |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 5                                                                                                                                            | 0861             | POOL GUNIT     | 0                                                                                 | 100              | 0                    | 336.00   | SF       | 85.00    | 85.00          | 100                | 2020    | 2020        | 3                         | 90      | 25,704          |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 6                                                                                                                                            | 0855             | CONC PAVER     | 0                                                                                 | 100              | 0                    | 456.00   | SF       | 10.00    | 10.00          | 100                | 2020    | 2020        | 3                         | 98      | 4,469           |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                | TOTAL OB/XF 39,900                                                                |                  |                      |          |          |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 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              |                      | RLM      | 0.00     | 0.00     | 1.00           | LT                 |         | 1.00        | 1.00                      | 1.00    | 165,000.00      | 165,000.00     | 165,000    |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| REVIEW DATE 12/08/2020 BY RK Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SJS |                  |                |                                                                                   |                  |                      |          |          |          |                |                    |         |             |                           |         |                 |                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |