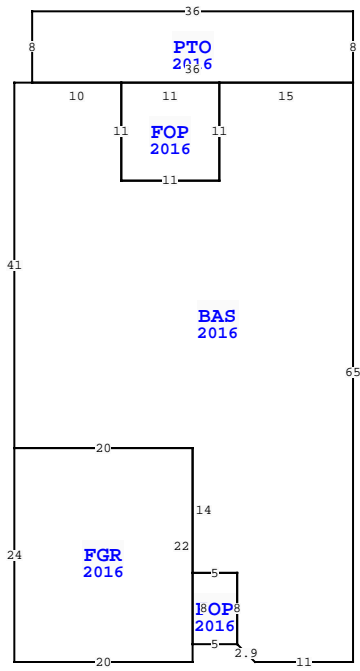


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 50 |
| Interior Floo | 12 | HARDWOOD | 50 |
| 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 |
| Occupancy | 00 | NONE | 100 |
| 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 |
| BAS | 1,817 | 100 | 2016 |
| FGR | 480 | 55 | 2016 |
| FOP | 40 | 30 | 2016 |
| FOP | 121 | 30 | 2016 |
| PTO | 288 | 5 | 2016 |
| TOTALS | 2,746 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,143 | 134.1130 | 177.03 | 379,375 | 2016 | 2016 | 0 | 0 | 4.00 | 96.00 |
| 1 SNGL FAM - 100% - 2017 Heated Area: 1817 HX Base Yr 2017 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 364,200 |
| TOTAL MARKET OB/XF VALUE | | | 9,852 |
| TOTAL LAND VALUE - MARKET | | | 165,000 |
| TOTAL MARKET VALUE | | | 539,052 |
| SOH/AGL Deduction | | | 343,578 |
| ASSESSED VALUE | | | 195,474 |
| TOTAL EXEMPTION VALUE | HX HB SX | | 100,722 |
| BASE TAXABLE VALUE | | | 94,752 |
| TOTAL JUST VALUE | | | 539,052 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 506,793 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20190305 | SCRNROOM | 0 | 05/22/2019 |
| 20161970 | NEW CONSTR | 228,910 | 07/20/2016 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2091/1565 | 12/23/2016 | WD | Q | I | 01 | 332,200 |
| GRANTOR: D S WARE HOMES LLC | | | | | | |
| GRANTEE: BELOTTO ANTHONY JOS | | | | | | |
| 1951/0014 | 12/05/2014 | SW | Q | V | 05 | 344,000 |
| GRANTOR: PARKWAY DUNES LLC | | | | | | |
| GRANTEE: D S WARE HOMES LLC | | | | | | |

| 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 844.00 | SF | 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 95 | 5,613 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 16.00 | SF | 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 95 | 106 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 0 | 288.00 | SF | 17.50 | 17.50 | 100 | 2019 | 2019 | 3 | 82 | 4,133 | |

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/31/2025 |
| INC DATE | | AG DATE | MLU |

| BUILDING NOTES | |
|---------------------------------------|--|
| 2789 N SEA GRAPE DR, FERNANDINA BEACH | |

| BUILDING DIMENSIONS | |
|--|--|
| PTO=[YR=2016] W36 S8 BAS=[YR=2016] W2 S41 FGR=[YR=2016] S24 E20 N2 FOP=[YR=2016] E5 N8 W5 S8\$ N22 W20\$ E20 S14 E5 S8 D2 R2 E11 N65 W15 FOP=[YR=2016] W11 S11 E11 N11\$ S11 W11 N11 W10\$ E36 N8\$. | |

| 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 | | RLM | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 165,000.00 | 165,000.00 | 165,000 | | | | | | | |