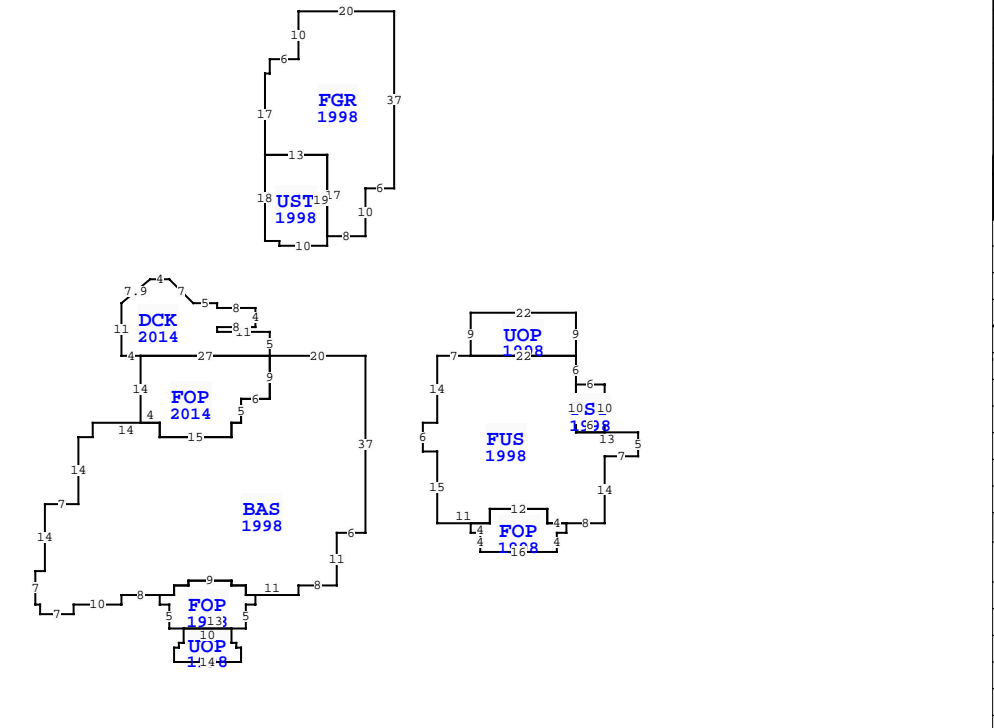


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 17 | CB STUCCO 30 |
| Roof Structure | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 60 |
| Interior Floor | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| 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 |
| 1 | SFR CUST | - 100% | - 2000 | | 872,816 | 1998 | 2005 | 0 | 0 | 0 | 9.15 90.85 |

Heated Area: 3622 HX Base Yr 2000



** This building has 11 Sub-Areas
3027 RIVERSIDE DR, FERNANDINA BEACH

| | |
|----------|----------------|
| BLD DATE | LGL DATE |
| XF DATE | LAND DATE |
| INC DATE | AG DATE |
| | 04/29/2025 MLU |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|-----------------|--|
| VALUATION SUMMARY | | PAGE 1 of 1 | |
| VALUATION BY | | STANDARD | |
| Tax Group: 8 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 792,953 | |
| TOTAL MARKET OB/XF VALUE | | 43,424 | |
| TOTAL LAND VALUE - MARKET | | 400,000 | |
| TOTAL MARKET VALUE | | 1,236,377 | |
| SOH/AGL Deduction | | 631,162 | |
| ASSESSED VALUE | | 605,215 | |
| TOTAL EXEMPTION VALUE | | HX HB VX 55,722 | |
| BASE TAXABLE VALUE | | 549,493 | |
| TOTAL JUST VALUE | | 1,236,377 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 1,015,718 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1428444 | REPAIR/RRF | 48,000 | 03/01/2014 |
| B9804624 | NEW CONSTR | 200,000 | 01/01/1998 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0814/0051 | 11/18/1997 | WD | Q | V | | 120,000 |

GRANTOR: COONROD ANNE T
GRANTEE: BURFORD GERALD B &

| NEIGHBORHOOD/LOC | | | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,476 | 100 | 1998 | 2,476 | 429,711 |
| DCK | 355 | 10 | 2014 | 36 | 6,248 |
| FGR | 915 | 55 | 1998 | 53 | 87,296 |
| FOP | 140 | 30 | 1998 | 42 | 7,289 |
| FOP | 159 | 30 | 1998 | 48 | 8,330 |
| FOP | 393 | 30 | 2014 | 118 | 20,479 |
| FST | 60 | 55 | 1998 | 33 | 5,727 |
| FUS | 1,146 | 100 | 1998 | 1,146 | 198,889 |
| UOP | 84 | 20 | 1998 | 17 | 2,951 |
| UOP | 198 | 20 | 1998 | 40 | 6,942 |
| TOTALS | 6,170 | | | 4,569 | 792,953 |

| 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 80 | 2,800 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 3,759.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 17,836 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 342.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 1,623 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 172.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 816 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 276.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 1,310 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 72.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 342 | |
| 7 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 1,476.00 | SF | 40.00 | 40.00 | 100 | 2000 | 2000 | 3 | 27 | 15,941 | |
| 8 | 0310 | AL GANG WY | 0 | 100 | 0 | 0 | 24.00 | LF | 115.00 | 115.00 | 100 | 2000 | 2000 | 3 | 20 | 552 | |
| 9 | 0303 | FLT DOCK W | 0 | 100 | 10 | 20 | 200.00 | SF | 26.00 | 26.00 | 100 | 2000 | 2000 | 3 | 27 | 1,404 | |
| 10 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 4.00 | UT | 1,000.00 | 1,000.00 | 100 | 2000 | 2000 | 3 | 20 | 800 | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W20 DCK=[YR=2014] N5 W11 N1 E8 N4 W8 N1 W5 U5 L5 W4 D5 L6 S11 E4 FOP=[YR=2014] S14 E4 S3 E15 N3 E2 N5 E6 N9 W27 \$ E27 \$ S9 W6 S5 W2 S3 W15 N3 W14 S3 W3 S14 W7 S14 W2 S7 E1 S2 E7 N2 E10 N2 E8 FOP=[YR=1998] S2 E2 S5 E3 UOP=[YR=1998] S3 W1 S1 W1 S3 E14 N3 W1 N1 W1 N3 W10 \$ E13 N5 E2 N2 W2 N2 W3 N1 W9 S1 W3 S2 W3 \$ E3 N2 E3 N1 E9 S1 E3 S2 E11 N2 E8 N11 E6 N37 \$PTR= E15 FUS=[YR=1998] E7 UOP=[YR=1998] N9 E22 S9 W22 \$ E22 S6 FST=[YR=1998] E6 S10 W6 N10 \$ S10 E13 S5 W7 S14 W8 FOP=[YR=1998] S2 W2 S4 W16 N4 W2 N2 E4 N3 E12 S3 E4 \$ W4 N3 W12 S3 W11 N15 W3 N6 E3 N14 \$ W15 \$ PTR= N25 FGR=[YR=1998] N10 E6 N37 W20 S10 W6 S3 W1 S17 UST=[YR=1998] S18 E3 S1 E10 N19 W13 \$ E13 S17 E8 \$ S25 \$. | | | | | | | | | | | |

| 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 | 000116 | C | RES MARSH | 100 | | RG-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 400,000.00 | 400,000.00 | 400,000 | | | | | | | |