

BLOCK 2 PT OF LOTS 23 & 24  
IN OR 2003/500 BEING PARCEL A  
A/K/A TRACT #2

AMELIA HOMES INC  
2164 SADLER RD  
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0002-0233



| BUILDING CHARACTERISTICS |                      |
|--------------------------|----------------------|
| ELEMENT                  | CD                   |
| Exterior Wall            | 10 ABOVE AVG 100     |
| Roof Structur            | 04 WOOD TRUSS 100    |
| Roof Cover               | 12 MODULAR MT 70     |
| Roof Cover               | 03 COMP SHNGL 30     |
| Interior Wall            | 01 MINIMUM 70        |
| Interior Wall            | 05 DRYWALL 30        |
| Interior Floo            | 03 CONC FINSH 70     |
| Interior Floo            | 14 CARPET 30         |
| Ceiling                  | 03 PART.FIN. 100     |
| Air Condition            | 03 CENTRAL 100       |
| Heating Type             | 04 AIR DUCTED 100    |
| Fixtures                 | 4 100                |
| Frame                    | 02 WOOD FRAME 100    |
| Story Height             | 9 100                |
| RMS                      | 6 100                |
| Stories                  | 1. 1. 100            |
| Units                    | 0 100                |
| BUD8 Adjustme            | 02 DIST FB 100       |
| Occupancy                | 00 QWERTYCCCE00 03   |
| DOR CODE                 | 1100 STORES, 1 STORY |
| MAP NUM                  |                      |
| NEIGHBORHOOD/LOC         | 2004.00              |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| AOF       | 1,512            | 100         | 1993 | 1,512        | 109,803              |
| BAL       | 256              | 15          | 2009 | 38           | 2,760                |
| BAS       | 4,116            | 100         | 1993 | 4,116        | 298,908              |
| FUS       | 262              | 100         | 2009 | 262          | 19,027               |
| STR       | 68               | 10          | 2009 | 7            | 508                  |
| TOTALS    | 6,214            |             |      | 5,935        | 431,004              |

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |
| 1              | 0402       |
| 2              | 0803       |
| 3              | 0971       |
| 4              | 0810       |
| 5              | 0978       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 001100   |

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |         |        |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 1101                             | 04  | 5,935     | 81.3434     | 113.47         | 673,444        | 1973 | 1993 | 0    | 0    | 0 36.00 | 64.00  |
| 1 RETAILSTOR - 0% - 0            |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 5890                |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr                       |     |           |             |                |                |      |      |      |      |         |        |
|                                  |     |           |             |                |                |      |      |      |      |         |        |
| 2166 SADLER RD, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |         |        |

| BLD DATE   |  | LGL DATE   |  |
|------------|--|------------|--|
| 11/30/2018 |  | 11/30/2018 |  |
| XF DATE    |  | LAND DATE  |  |
| 11/30/2018 |  | 11/30/2018 |  |
| INC DATE   |  | AG DATE    |  |
|            |  |            |  |

| TOTAL OB/XF           |  |
|-----------------------|--|
| 9,488                 |  |
| LAND DESCRIPTION      |  |
| 1 001100 C STORE 1FLR |  |

| NASSAU COUNTY PROPERTY    |           |
|---------------------------|-----------|
| PAGE 1 of 1               |           |
| VALUATION SUMMARY         |           |
| VALUATION BY              | STANDARD  |
| Tax Group: 2              | Tax Dist: |
| BUILDING MARKET VALUE     | 431,004   |
| TOTAL MARKET OB/XF VALUE  | 9,488     |
| TOTAL LAND VALUE - MARKET | 182,170   |
| TOTAL MARKET VALUE        | 622,662   |
| SOH/AGL Deduction         | 128,180   |
| ASSESSED VALUE            | 494,482   |
| TOTAL EXEMPTION VALUE     | 0         |
| BASE TAXABLE VALUE        | 494,482   |
| TOTAL JUST VALUE          | 622,662   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 612,277   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20091710   | SIGN        | 400    | 12/17/2009 |
| 20062744   | ELEC OTHER  | 5,000  | 12/13/2006 |
| 20062244   | H/AC        | 6,000  | 09/27/2006 |
| 20061622   | REPAIR/RRF  | 35,000 | 07/10/2006 |
| 20061464   | REPAIR/RRF  | 9,568  | 06/28/2006 |

| SALES DATA                 |           |
|----------------------------|-----------|
| OFF RECORD Number          | DATE      |
| 2003/0500                  | 9/15/2015 |
| GRANTOR: CBC NATIONAL BANK |           |
| GRANTEE: AMELIA HOMES INC  |           |
| 1980/1027                  | 5/19/2015 |
| GRANTOR: CLERK OF COURT    |           |
| GRANTEE: CBC NATIONAL BANK |           |

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

| BUILDING DIMENSIONS                                                                                                                                                                                         |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=1993] W70 S10 AOF=[YR=1993] W28 S54 E28 N54\$ S54 E57 N28 E13 N36\$ PTR=E10 STR=[YR=2009] E4 S17 FUS=[YR=2009] E1 R3 U4 E16 S8 BAL=[YR=2009] E16 N8 E16 S12 W32 N4\$ S4 W24 N8 E4\$ W4 N17\$ W10\$. |  |