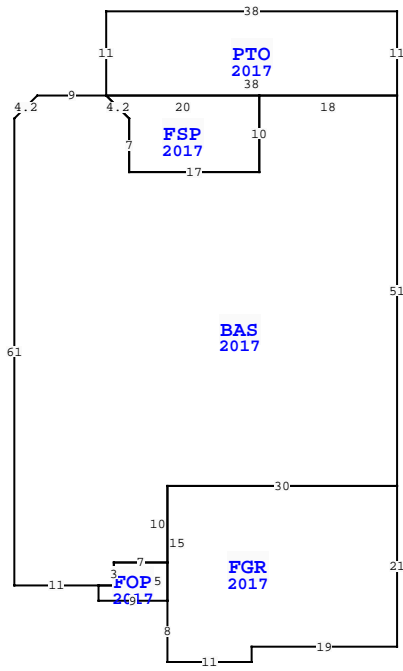


| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|-------------|---------------|--------------|----------------------|
| Exterior Wall | 10 | | ABOVE AVG | 70 | |
| Exterior Wall | 16 | | WD FR STUC | 30 | |
| Roof Structure | 08 | | IRREGULAR | 100 | |
| Roof Cover | 03 | | COMP SHNGL | 100 | |
| Interior Wall | 05 | | DRYWALL | 100 | |
| Interior Floor | 11 | | CLAY TILE | 60 | |
| Interior Floor | 14 | | CARPET | 40 | |
| Air Condition | 03 | | CENTRAL | 100 | |
| Heating Type | 04 | | AIR DUCTED | 100 | |
| Bedrooms | | | 4 | 100 | |
| Bathrooms | | | 3 | 100 | |
| Frame | 02 | | WOOD FRAME | 100 | |
| Stories | 1. | | 1. | 100 | |
| Units | | | 0 | 100 | |
| Occupancy | 00 | | NONE | 100 | |
| Quality | 04 | | Quality Level | 04 | |
| DOR CODE | 0100 | | SINGLE FAMILY | | |
| MAP NUM | | | MKT AREA | 02 | |
| NEIGHBORHOOD/LOC | | | 2122.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,610 | 100 | 2017 | 2,610 | 458,338 |
| FGR | 652 | 55 | 2017 | 359 | 63,044 |
| FOP | 39 | 30 | 2017 | 12 | 2,107 |
| FSP | 175 | 40 | 2017 | 70 | 12,292 |
| PTO | 418 | 5 | 2017 | 21 | 3,688 |
| TOTALS | 3,894 | | | 3,072 | 539,469 |

| 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% | - 2018 | | | | | | | | |
| Heated Area: 2610 | | | | | | HX Base Yr 2018 | | | | | |



| VALUATION SUMMARY | | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 539,469 |
| TOTAL MARKET OB/XF VALUE | | 64,044 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 903,513 |
| SOH/AGL Deduction | | 355,913 |
| ASSESSED VALUE | | 547,600 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 496,878 |
| TOTAL JUST VALUE | | 903,513 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 880,790 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20002924 | SCRNENCL | 9,000 | 04/03/2020 |
| 2000284 | SWIM POOL | 60,000 | 01/10/2020 |
| B170609 | CO ISSUED | 0 | 07/31/2017 |
| B1702119 | NEW CONSTR | 331,760 | 03/15/2017 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2139/0891 | 8/09/2017 | WD Q | Q | I | 01 | 493,800 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: SOWERS ROBERT G & D | | | | | | |
| 2078/1532 | 10/17/2016 | SW U | V | | 30 | 348,800 |
| GRANTOR: OCEAN BREEZE OF AMELI | | | | | | |
| GRANTEE: RIVERSIDE HOMES OF | | | | | | |

| 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 | 0 | | 7.00 | 7.00 | 100 | 2017 | 2017 | 3 | 96 | 10,349 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | 7.00 | 7.00 | 100 | 2017 | 2017 | 3 | 96 | 323 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 98 | 5,596 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | | 17.50 | 17.50 | 100 | 2020 | 2020 | 3 | 86 | 14,147 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | | 85.00 | 85.00 | 100 | 2020 | 2020 | 3 | 90 | 28,229 | |
| 6 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 90 | 5,400 | |

96100 OCEAN BREEZE DR, FERNANDINA BEACH, FL 32034

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

BUILDING DIMENSIONS
PTO=[YR=2017] W38 S11 BAS=[YR=2017] W9 D3 L3 S61 E11
FOP=[YR=2017] S2 E9 FGR=[YR=2017] S8 E11 N2 E19 N21 W30 S15\$
N5 W7 S3 W2\$ E2 N3 E7 N10 E30 N51 W18 FSP=[YR=2017] W20 D3
R3 S7 E17 N10\$ S10 W17 N7 U3 L3 \$ E38 N11\$.

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |