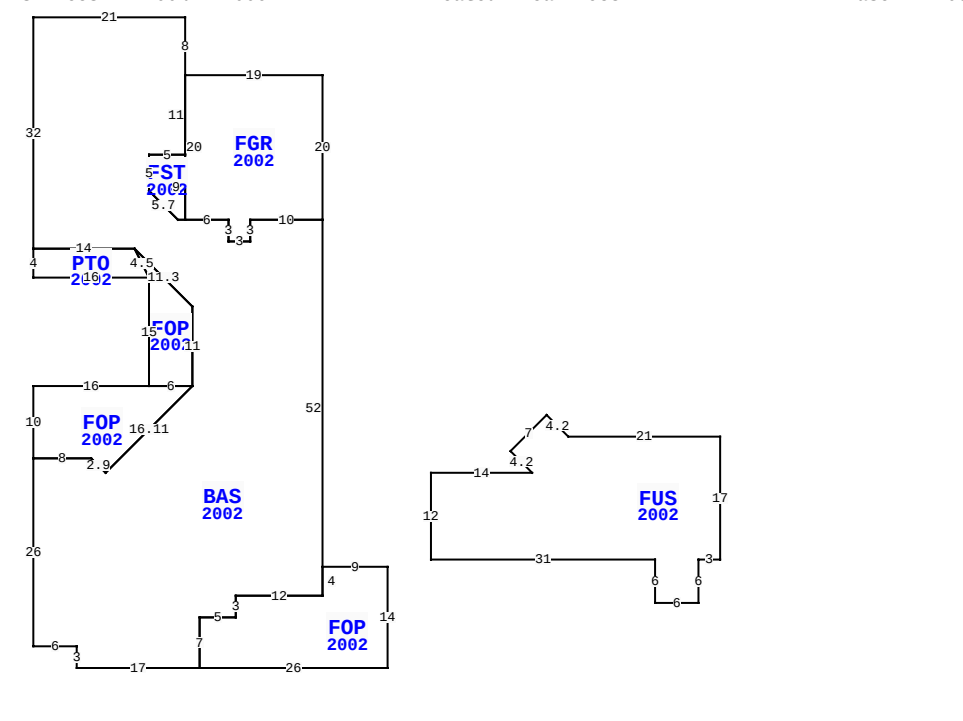


**RUARK MARY**  
1877 FLOYD ST  
FERNANDINA BEACH, FL 32034

**00-00-31-102P-0008-0010**

| BUILDING CHARACTERISTICS |                  |             |                      |              |                                                                                    |          |       |           |                | MARKET ADJUSTMENTS |                |             |        |         |                           |                |            |                             |              | NASSAU COUNTY PROPERTY |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|----------------------|--------------|------------------------------------------------------------------------------------|----------|-------|-----------|----------------|--------------------|----------------|-------------|--------|---------|---------------------------|----------------|------------|-----------------------------|--------------|------------------------|------------|-----|-----|----------|-----------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION         |              | TYPE                                                                               |          | MDL   | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE     | REPL. COST NEW | AYB         | EYB    | ECON    | FNCT                      | NORM           | % COND     | VALUATION SUMMARY           |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 10          | ABOVE AVG 100        |              | 0500                                                                               |          | 11    | 3,352     | 141.6710       | 223.84             | 750,312        | 2002        | 2002   | 0       | 0                         | 0              | 10.50      | 89.50                       | VALUATION BY |                        |            |     |     | STANDARD |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 08          | IRREGULAR 100        |              | 1 SFR CUST - 100% - 2006                                                           |          |       |           |                |                    |                |             |        |         | Heated Area: 2953         |                |            |                             |              |                        |            |     |     |          | HX Base Yr 2006 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |              |  |          |       |           |                |                    |                |             |        |         | BUILDING MARKET VALUE     |                |            |                             |              |                        |            |     |     |          | 671,529         |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |              |                                                                                    |          |       |           |                |                    |                |             |        |         | TOTAL MARKET OB/XF VALUE  |                |            |                             |              |                        |            |     |     |          | 18,539          |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 60            |              |                                                                                    |          |       |           |                |                    |                |             |        |         | TOTAL LAND VALUE - MARKET |                |            |                             |              |                        |            |     |     |          | 300,000         |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 15          | HARDTILE 40          |              |                                                                                    |          |       |           |                |                    |                |             |        |         | TOTAL MARKET VALUE        |                |            |                             |              |                        |            |     |     |          | 990,068         |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |              |                                                                                    |          |       |           |                |                    |                |             |        |         | SOH/AGL Deduction         |                |            |                             |              |                        |            |     |     |          | 505,692         |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |              |                                                                                    |          |       |           |                |                    |                |             |        |         | ASSESSED VALUE            |                |            |                             |              |                        |            |     |     |          | 484,376         |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 4 100                |              |                                                                                    |          |       |           |                |                    |                |             |        |         | TOTAL EXEMPTION VALUE     |                |            |                             |              |                        |            |     |     |          | HX HB WX 55,722 |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 3.5 100              |              |                                                                                    |          |       |           |                |                    |                |             |        |         | BASE TAXABLE VALUE        |                |            |                             |              |                        |            |     |     |          | 428,654         |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |              |                                                                                    |          |       |           |                |                    |                |             |        |         | TOTAL JUST VALUE          |                |            |                             |              |                        |            |     |     |          | 990,068         |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.5         | 1.5 100              |              |                                                                                    |          |       |           |                |                    |                |             |        |         | NCON VALUE                |                |            |                             |              |                        |            |     |     |          | 0               |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0           | 0 100                |              | INCOME VALUE                                                                       |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |              | PREVIOUS YEAR MKT VALUE                                                            |          |       |           |                |                    |                |             |        |         | 900,354                   |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 03          | Quality Level 03     |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY        |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |              | 01                                                                                 |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 1031.00     |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE                                                               |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 2,289            | 100         | 2002                 | 2,289        | 458,571                                                                            |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| FGR                      | 389              | 55          | 2002                 | 214          | 42,872                                                                             |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 86               | 30          | 2002                 | 26           | 5,209                                                                              |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 174              | 30          | 2002                 | 52           | 10,418                                                                             |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 281              | 30          | 2002                 | 84           | 16,829                                                                             |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| FST                      | 37               | 55          | 2002                 | 20           | 4,007                                                                              |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| FUS                      | 664              | 100         | 2002                 | 664          | 133,024                                                                            |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| PTO                      | 60               | 5           | 2002                 | 3            | 601                                                                                |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   | 3,980            |             |                      | 3,352        | 671,529                                                                            |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              | 1877 FLOYD ST, FERNANDINA BEACH                                                    |          |       |           |                |                    |                |             |        |         | BLD DATE                  |                |            |                             | LGL DATE     |                        | 05/08/2025 |     | MLU |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         | XF DATE                   |                |            |                             | LAND DATE    |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         | INC DATE                  |                |            |                             | AG DATE      |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| 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                | 2002           | 2002        | 3      | 85      | 2,975                     |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| 2                        | 0877             | JACUZZI     | 0 100                | 0            | 0                                                                                  | 1.00     | UT    | 1,000.00  | 1,000.00       | 100                | 2002           | 2002        | 3      | 20      | 200                       |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| 3                        | 0861             | POOL GUNIT  | 0 100                | 20           | 12                                                                                 | 240.00   | SF    | 85.00     | 85.00          | 100                | 2002           | 2002        | 3      | 27      | 5,508                     |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| 4                        | 0855             | CONC PAVER  | 0 100                | 0            | 0                                                                                  | 278.00   | SF    | 15.00     | 15.00          | 100                | 2002           | 2002        | 3      | 80      | 3,336                     |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| 5                        | 0910             | SCRN RM L   | 0 100                | 20           | 24                                                                                 | 480.00   | SF    | 15.00     | 15.00          | 100                | 2002           | 2002        | 3      | 20      | 1,440                     |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| 6                        | 0810             | CONCRETE A  | 0 100                | 5            | 6                                                                                  | 30.00    | SF    | 6.50      | 6.50           | 100                | 2002           | 2002        | 3      | 80      | 156                       |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| 7                        | 0810             | CONCRETE A  | 0 100                | 29           | 19                                                                                 | 551.00   | SF    | 6.50      | 6.50           | 100                | 2002           | 2002        | 3      | 80      | 2,865                     |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| 8                        | 0470             | VNYL GATE   | 0 100                | 0            | 0                                                                                  | 2.00     | UT    | 300.00    | 300.00         | 100                | 2002           | 2002        | 3      | 55      | 330                       |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| 9                        | 0476             | VF 6 SBPL   | 0 100                | 0            | 0                                                                                  | 93.00    | LF    | 32.00     | 32.00          | 100                | 2002           | 2002        | 3      | 55      | 1,637                     |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| 10                       | 0475             | VF 4 SBPL   | 0 100                | 0            | 0                                                                                  | 12.00    | LF    | 14.00     | 14.00          | 100                | 2002           | 2002        | 3      | 55      | 92                        |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              | TOTAL OB/XF                                                                        |          |       |           |                |                    |                |             |        |         | 18,539                    |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP          | R D                                                                                | LOC ZONE | FRONT | DEPTH     | TOT LND UTS    | UNIT TYPE          | D T            | DPTH 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          |                                                                                    | R-2      | 0.00  | 0.00      | 60.00          | FF                 |                | 1.00        | 1.00   | 1.00    | 5,000.00                  | 5,000.00       | 300,000    |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    |                |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |       |           |                |                    | </             |             |        |         |                           |                |            |                             |              |                        |            |     |     |          |                 |  |  |  |  |  |  |  |  |  |