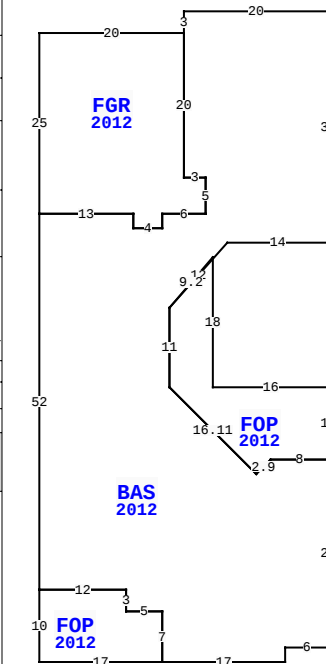


KABATH FAMILY TRUST/KABATH BRUCE J TRUSTEE
1768 CAMELLIA STREET
FERNANDINA BEACH, FL 32034

00-00-31-102R-0008-0000



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	2,684	149.9616		635,947	2012	2012		0		0	5.50	94.50	VALUATION BY					STANDARD															
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2024															Heated Area: 2272					HX Base Yr 2024					Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					600,970														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					37,542														
Interior Floo		11	CLAY TILE 100																	TOTAL LAND VALUE - MARKET					250,000														
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					888,512														
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					407,737														
Bedrooms			3 100																	ASSESSED VALUE					480,775														
Bathrooms			2.5 100																	TOTAL EXEMPTION VALUE					HX HB 50,722														
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					430,053														
Stories		1.	1. 100																	TOTAL JUST VALUE					888,512														
Units			0 100																	NCON VALUE					0														
Occupancy		00	NONE 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE					812,282																													
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	2,272	100	2012	2,272	508,720																																		
FGR	523	55	2012	288	64,486																																		
FOP	155	30	2012	46	10,300																																		
FOP	261	30	2012	78	17,465																																		
TOTALS		3,211			2,684	600,970																																	
EXTRA FEATURES					1768 CAMELLIA 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	2012	2012	3	94	3,290																							
2	0855	CONC PAVER	0	100	19	5	95.00	SF	8.70	8.70	100	2012	2012	3	92	760																							
3	0855	CONC PAVER	0	100	0	0	214.00	SF	10.00	10.00	100	2012	2012	3	92	1,969																							
4	0910	SCRN RM L	0	100	20	16	320.00	SF	15.00	15.00	100	2012	2012	3	50	2,400																							
5	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2012	2012	3	81	3,888																							
6	0861	POOL GUNIT	0	100	0	0	290.00	SF	85.00	85.00	100	2018	2018	3	84	20,706																							
7	0855	CONC PAVER	0	100	0	0	674.00	SF	7.00	7.00	100	2017	2017	3	96	4,529																							
LAND DESCRIPTION										TOTAL OB/XF										37,542																			
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	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000																						