



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 80  |
| Exterior Wall            | 23 | REINF CONC 20  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 80    |
| Interior Floo            | 15 | HARDTILE 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 03 | MASONRY 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         |
|                  |         | 01               |
| NEIGHBORHOOD/LOC | 1012.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,502            | 100         | 2004 | 2,502        | 258,255              |
| FGR       | 692              | 55          | 2004 | 381          | 39,326               |
| FOP       | 199              | 30          | 2004 | 60           | 6,193                |
| FSP       | 297              | 40          | 2004 | 119          | 12,283               |
| TOTALS    | 3,690            |             |      | 3,062        | 316,058              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 2              | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 10 | 100.00   | SF | 30.00    |
| 3              | 0350       | CARPORT WD  | 0   | 100 | 10 | 6  | 60.00    | SF | 13.00    |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 1,600.00 | SF | 6.50     |
| 5              | 0810       | CONCRETE A  | 0   | 100 | 5  | 11 | 55.00    | SF | 6.50     |
| 6              | 1127       | BRICK 8"    | 0   | 100 | 11 | 4  | 44.00    | SF | 11.00    |
| 7              | 0825       | BRICK       | 0   | 100 | 5  | 4  | 20.00    | SF | 25.00    |
| 8              | 0825       | BRICK       | 0   | 100 | 5  | 5  | 25.00    | SF | 6.25     |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | R-1      | 100.00 | 152.00 | 100.00      |

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |   |         |        |  |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|---------|--------|--|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM    | % COND |  |
| 0100                             | 01  | 3,062     | 122.8752    | 122.88         | 376,259        | 2004 | 2004 |      | 0    | 0 | 0 16.00 | 84.00  |  |
| 1 SINGLE FAM - 100% - 2005       |     |           |             |                |                |      |      |      |      |   |         |        |  |
| Heated Area: 2502                |     |           |             |                |                |      |      |      |      |   |         |        |  |
| HX Base Yr 2005                  |     |           |             |                |                |      |      |      |      |   |         |        |  |
|                                  |     |           |             |                |                |      |      |      |      |   |         |        |  |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |   |         |        |  |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |   |         |        |  |
| 03/27/2024 MLU                   |     |           |             |                |                |      |      |      |      |   |         |        |  |

2029 ATLANTIC AVE, FERNANDINA BEACH

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 13,851      |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 2              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 316,058   |   |
| TOTAL MARKET OB/XF VALUE  |  | 13,851    |   |
| TOTAL LAND VALUE - MARKET |  | 368,000   |   |
| TOTAL MARKET VALUE        |  | 697,909   |   |
| SOH/AGL Deduction         |  | 385,517   |   |
| ASSESSED VALUE            |  | 312,392   |   |
| TOTAL EXEMPTION VALUE     |  | 50,722    |   |
| BASE TAXABLE VALUE        |  | 261,670   |   |
| TOTAL JUST VALUE          |  | 697,909   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 684,784   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20040385   | GAS         | 1,000   | 03/02/2004 |
| 20040392   | H/AC        | 6,000   | 03/02/2004 |
| 20040090   | NEW CONSTR  | 14,000  | 01/20/2004 |
| 20040054   | NEW CONSTR  | 0       | 01/13/2004 |
| 20034139   | OTHER       | 4,000   | 11/17/2003 |
| 20040000   | NEW CONSTR  | 314,000 | 11/01/2003 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2400/1489                      | 10/13/2020 | LE U      | I   | 11  |        |
| GRANTOR: STEVENSON JOHN L & KA |            |           |     |     |        |
| GRANTEE: KERR HILARY S & JOH   |            |           |     |     |        |
| 0748/1342                      | 1/12/1996  | WD Q      | V   |     |        |
| GRANTOR: ROLAND BILLY G & DEBB |            |           |     |     |        |
| GRANTEE: STEVENSON JOHN L &    |            |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W15 N11 W8 FSP=[YR=2004] W27 S11 E27 N11\$ S11 W45 S38 E17 FOP=[YR=2004] E2 S2 E22 FGR=[YR=2004] S27 E13 N2 E11 N26 W17 N6 W7 S7\$ N7 W14 N5 W7 S5 W3 S5\$ N5 E3 N5 E7 S5 E21 S6 E20 N39\$ . |  |  |  |  |  |  |  |  |  |