

PT LOTS 1 & 2 OF HAMBY'S ADDN  
TO FDNA BCH S/D PBK 2/32 & PT  
OF LOT 63 OF BUCK'S FDNA BCH

WHIPPLE CLAIRE L FLORIDA RESIDENCE TRUST/WHIPPLE C  
80 GOLFVIEW DRIVE  
NEWNAN, GA 30263

2025

00-00-31-114A-0001-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 16 WD FR STUC 80  |
| Exterior Wall            | 12 CEDAR 20       |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 05 DRYWALL 80     |
| Interior Wall            | 04 PLYWOOD 20     |
| Interior Floor           | 14 CARPET 70      |
| Interior Floor           | 08 SHT VINYL 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 2. 100         |
| Units                    | 0 100             |
| BUD8 Adjustme            | 02 DIST FB 100    |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 03 Quality Level 03 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

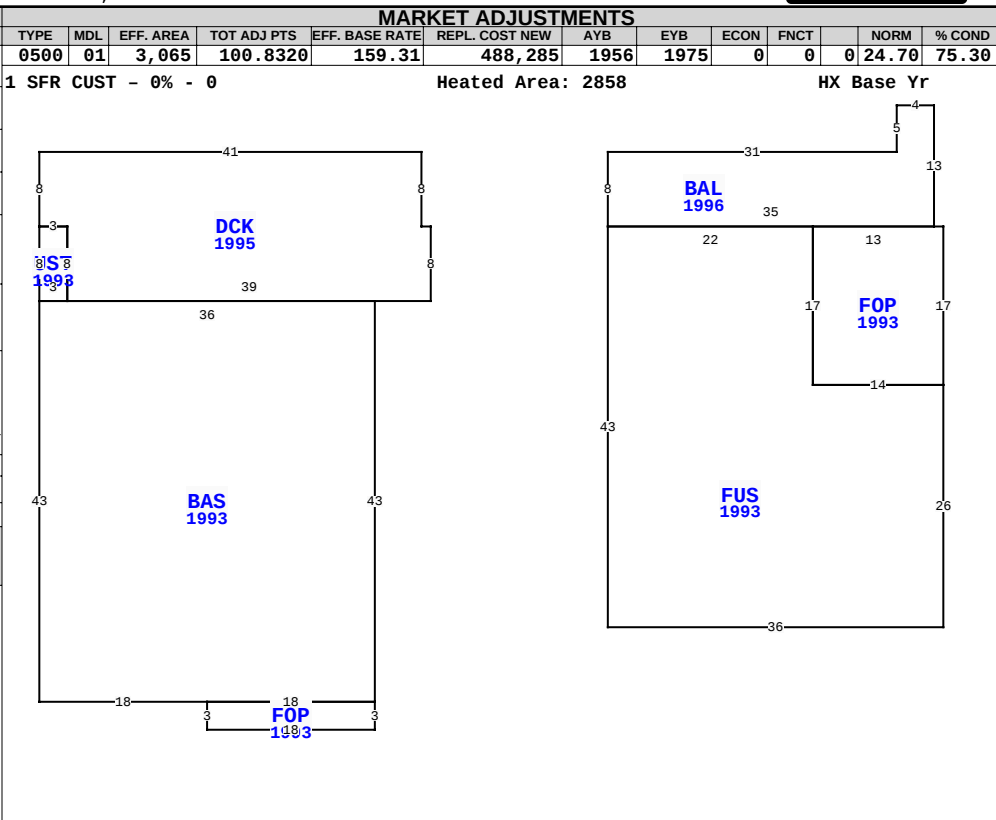
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1052.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 300              | 15          | 1996 | 45           | 5,398                |
| BAS       | 1,548            | 100         | 1993 | 1,548        | 185,699              |
| DCK       | 640              | 10          | 1995 | 64           | 7,678                |
| FOP       | 54               | 30          | 1993 | 16           | 1,919                |
| FOP       | 238              | 30          | 1993 | 71           | 8,517                |
| FUS       | 1,310            | 100         | 1993 | 1,310        | 157,148              |
| UST       | 24               | 45          | 1993 | 11           | 1,319                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,114 |  |  | 3,065 | 367,679 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |          |    |          |
|----------------|------------|-------------|-----|-----|----|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R    |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 18 | 8 | 144.00   | SF | 6.50     |
| 2              | 0850       | PEBBLE WLK  | 0   | 0   | 7  | 3 | 21.00    | SF | 3.50     |
| 3              | 0504       | FP-ELECTRI  | 0   | 0   | 0  | 0 | 1.00     | UT | 2,000.00 |
| 4              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 92.00    | SF | 6.50     |
| 5              | 1242       | WD DECK A   | 0   | 0   | 18 | 6 | 108.00   | SF | 10.00    |
| 6              | 0820       | WOOD WALK   | 0   | 0   | 17 | 3 | 51.00    | SF | 11.75    |
| 7              | 0415       | BEACHWALK   | 0   | 0   | 0  | 0 | 260.00   | SF | 2.88     |
| 8              | 1242       | WD DECK A   | 0   | 0   | 0  | 0 | 49.00    | SF | 10.00    |
| 9              | 0415       | BEACHWALK   | 0   | 0   | 0  | 0 | 1,105.00 | SF | 5.75     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000120   | C   | RES OCEAN            | 0   |     | R-2      | 50.00 | 290.00 | 50.00       |



| TOTAL OB/XF |          |     |                      |     |     |          |       |        |             | 3,319     |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE |
| 1           | 000120   | C   | RES OCEAN            | 0   |     | R-2      | 50.00 | 290.00 | 50.00       | FF        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 367,679     |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,319       |   |
| TOTAL LAND VALUE - MARKET |  | 950,000     |   |
| TOTAL MARKET VALUE        |  | 1,320,998   |   |
| SOH/AGL Deduction         |  | 22,078      |   |
| ASSESSED VALUE            |  | 1,298,920   |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 1,298,920   |   |
| TOTAL JUST VALUE          |  | 1,320,998   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 1,180,836   |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20110331   | H/AC        | 3,600 | 03/08/2011 |
| 20101206   | REMODEL     | 2,452 | 07/23/2010 |
| 20042339   | REPAIR/RRF  | 5,000 | 12/14/2004 |
| 20042043   | REPAIR/RRF  | 8,000 | 11/02/2004 |
| 20041893   | REMODEL     | 3,000 | 10/15/2004 |
| B034007    | REMODEL     | 2,000 | 10/15/2003 |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1627/0928                    | 5/28/2009 | TD           | U      | I      | 11        | 100           |  |
| GRANTOR: WHIPPLE CLAIRE L    |           |              |        |        |           |               |  |
| GRANTEE: WHIPPLE CLAIRE L FL |           |              |        |        |           |               |  |
| 1414/1476                    | 5/16/2006 | SW           | Q      | I      | 01        | 100           |  |
| GRANTOR: WHIPPLE CLAIRE L    |           |              |        |        |           |               |  |
| GRANTEE: WHIPPLE CLAIRE L FL |           |              |        |        |           |               |  |

| BUILDING NOTES                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
| DCU=[YR=1995] W41 S8 UST=[YR=1993] S8 BAS=[YR=1993] S43 E18<br>FOP=[YR=1993] S3 E18 N3 W18\$ E18 N43 W36\$ E3 N8 W3\$ E3 S8 E39<br>N8 W1 N8\$ PTR=E20 BAL=[YR=1996] E31 N5 E4 S13 FOP=[YR=1993]<br>E1 S17 FUS=[YR=1993] S26 W36 N43 E22 S17 E14 \$ W14 N17 E13 \$<br>W35 N8 \$ W20 \$ . |  |  |  |  |  |  |  |  |  |