

LOT 119 OF GA'S FDNA BEACH #1  
S/D PBK 2/35 &  
W 15FT OF LOT 120 OF GA'S FDNA

333 OCEAN LLC  
872 MASSACHUSETTS AV #908  
CAMBRIDGE, MA 02139

2025

00-00-31-134A-0119-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 10 ABOVE AVG 100  |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 90     |
| Interior Wall            | 06 CUST PANEL 10  |
| Interior Floo            | 12 HARDWOOD 50    |
| Interior Floo            | 15 HARDTILE 50    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| BUD8 Adjustme            | 02 DIST FB 100    |
| Occupancy                | 00 NONE 100       |

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

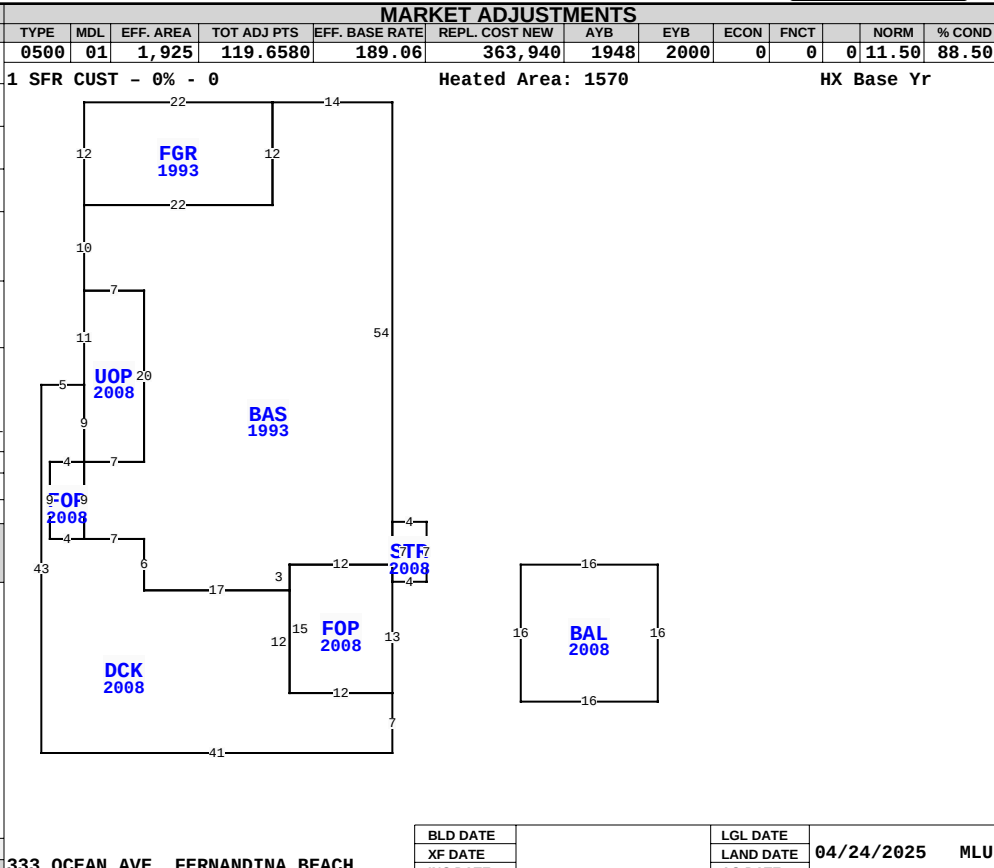
|                  |          |    |
|------------------|----------|----|
| MAP NUM          | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1050.00  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 256              | 15          | 2008 | 38           | 6,358                |
| BAS       | 1,570            | 100         | 1993 | 1,570        | 262,689              |
| CDK       | 761              | 10          | 2008 | 76           | 12,717               |
| FGR       | 264              | 55          | 1993 | 145          | 24,261               |
| FOP       | 36               | 30          | 2008 | 11           | 1,841                |
| FOP       | 180              | 30          | 2008 | 54           | 9,035                |
| STR       | 28               | 10          | 2008 | 3            | 502                  |
| UOP       | 140              | 20          | 2008 | 28           | 4,685                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,235 |  |  | 1,925 | 322,087 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |      | 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   | 0 | 0  | 0     |    | 1.00   | UT 3,500.00    | 3,500.00  | 100     | 2008        | 2008 | 3      | 91              | 3,185 |
| 2              | 0877 | JACUZZI    | 0   | 0 | 0  | 0     |    | 1.00   | UT 1,000.00    | 1,000.00  | 100     | 2008        | 2008 | 3      | 31              | 310   |
| 3              | 0962 | SKYLIGHT   | 0   | 0 | 0  | 0     |    | 2.00   | UT 500.00      | 500.00    | 100     | 2008        | 2008 | 3      | 88              | 880   |
| 4              | 0820 | WOOD WALK  | 0   | 0 | 18 | 3     |    | 54.00  | SF 11.75       | 11.75     | 100     | 2008        | 2008 | 3      | 40              | 254   |
| 5              | 0810 | CONCRETE A | 0   | 0 | 20 | 7     |    | 140.00 | SF 6.50        | 6.50      | 100     | 2008        | 2008 | 3      | 88              | 801   |
| 6              | 0810 | CONCRETE A | 0   | 0 | 28 | 19    |    | 532.00 | SF 6.50        | 6.50      | 100     | 2008        | 2008 | 3      | 88              | 3,043 |
| 7              | 0479 | VF PICKET  | 0   | 0 | 0  | 0     |    | 142.00 | LF 10.00       | 10.00     | 100     | 2008        | 2008 | 3      | 72              | 1,022 |
| 8              | 0476 | VF 6 SBPL  | 0   | 0 | 0  | 0     |    | 153.00 | LF 32.00       | 32.00     | 100     | 2008        | 2008 | 3      | 72              | 3,525 |

| LAND DESCRIPTION |        | CLAS | 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                | 000120 | C    | RES OCEAN            | 0   | 0002 | R-2      | 75.00 | 115.00 | 75.00       | FF        |     | 1.00     | 1.00   | 0.85    | 19,000.00  | 16,150.00      | 1,211,250  |                             |      |         |      |     |    |        |



|                                 |  |  |  |  |  |  |  |  |  |            |  |           |  |
|---------------------------------|--|--|--|--|--|--|--|--|--|------------|--|-----------|--|
| 333 OCEAN AVE, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  | BLD DATE   |  | LGL DATE  |  |
|                                 |  |  |  |  |  |  |  |  |  | XF DATE    |  | LAND DATE |  |
|                                 |  |  |  |  |  |  |  |  |  | INC DATE   |  | AG DATE   |  |
|                                 |  |  |  |  |  |  |  |  |  | 04/24/2025 |  | MLU       |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 322,087     |   |
| TOTAL MARKET OB/XF VALUE  |  | 13,020      |   |
| TOTAL LAND VALUE - MARKET |  | 1,211,250   |   |
| TOTAL MARKET VALUE        |  | 1,546,357   |   |
| SOH/AGL Deduction         |  | 361,081     |   |
| ASSESSED VALUE            |  | 1,185,276   |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 1,185,276   |   |
| TOTAL JUST VALUE          |  | 1,546,357   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 1,340,787   |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20081541   | OTHER       | 2,200 | 10/06/2008 |
| 20081406   | XFOB        | 1,600 | 09/11/2008 |
| 20080567   | XFOB        | 1,000 | 04/10/2008 |
| 20080511   | H/AC        | 1,200 | 03/31/2008 |
| 20072077   | REMODEL     | 3,500 | 11/09/2007 |
| 20071768   | OTHER       | 650   | 09/18/2007 |

| SALES DATA                 |            |           |     |     |        |            |
|----------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number          | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1197/0041                  | 12/22/2003 | WD        | Q   | I   |        | 552,000    |
| GRANTOR: EDWARDS SARA M    |            |           |     |     |        |            |
| GRANTEE: 333 OCEAN LLC     |            |           |     |     |        |            |
| 1161/0700                  | 8/11/2003  | WD        | Q   | I   |        | 550,000    |
| GRANTOR: BERNARD RUTHENE H |            |           |     |     |        |            |
| GRANTEE: EDWARDS SARA M    |            |           |     |     |        |            |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                      |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                     |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                 |  |
| BAS=[YR=1993] W14 FGR=[YR=1993] W22 S12 E22 N12 \$ S12 W22 S10 UOP=[YR=2008] S11 DCK=[YR=2008] W5S43E41N7 FOP=[YR=2008] N13 STR=[YR=2008] E4N7W4S7\$ N2 W12S15E12\$ W12N12 W17N6W7 FOP=[YR=2008] N9W4S9E4\$ W4N9E4N9\$ S9 E7N20W7\$ E7S20W7S9E7S6E17N3E12 N54\$ PTR=S54E15 BAL=[YR=2008] S16E16 N16W16\$ W15 N54\$. |  |