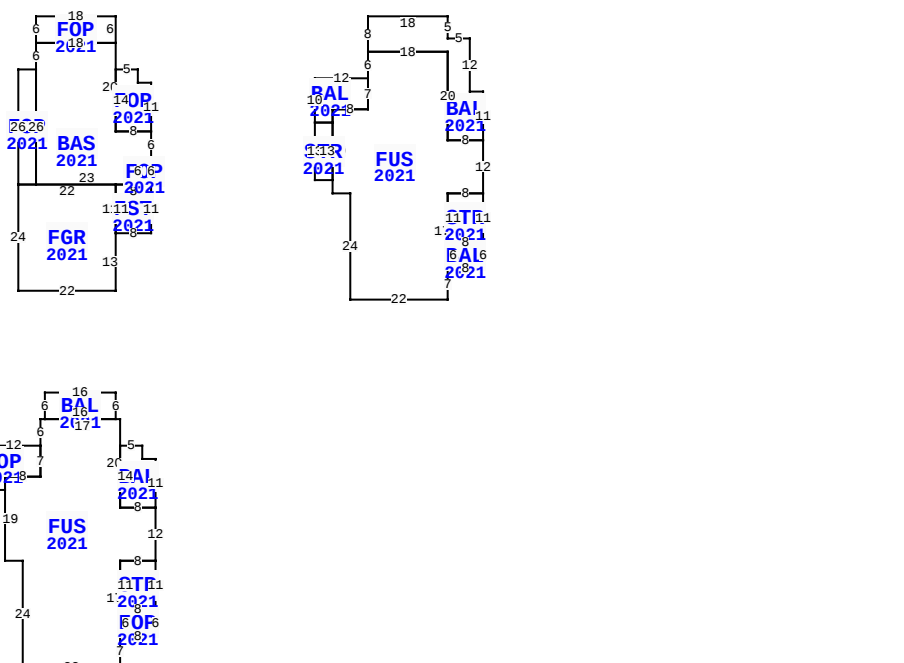




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		10	ABOVE AVG 100		0500	11	3,955	153.0000	241.74	956,082	2021	2021	0	0	0	1.00	99.00	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		2 SFR CUST - 0% - 0													Heated Area: 3358		HX Base Yr									
Roof Cover		03	COMP SHNGL 100															Tax Group: 2		Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE		1,181,134									
Interior Floop		15	HARDTILE 100															TOTAL MARKET OB/XF VALUE		79,626									
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET		795,000									
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE		2,055,760									
Bedrooms		03	4 100															SOH/AGL Deduction		223,949									
Bathrooms		02	4.5 100															ASSESSED VALUE		1,831,811									
Frame		3.	WOOD FRAME 100															TOTAL EXEMPTION VALUE		0									
Stories		3.	3. 100															BASE TAXABLE VALUE		1,831,811									
Units			0 100															TOTAL JUST VALUE		2,055,760									
					NCON VALUE		0																						
					INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE		2,002,430																						
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1041.0100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	48	15	2021	7	1,675																								
BAL	96	15	2021	14	3,350																								
BAL	96	15	2021	14	3,350																								
BAL	103	15	2021	15	3,590																								
BAL	292	15	2021	44	10,531																								
BAS	654	100	2021	654	156,517																								
FGR	528	55	2021	290	69,404																								
FOP	18	30	2021	5	1,197																								
FOP	48	30	2021	14	3,350																								
FOP	96	30	2021	29	6,940																								
TOTALS	5,314			3,955	946,521																								
EXTRA FEATURES						334 TARPON AVE, FERNANDINA BEACH										BLD DATE				LGL DATE		03/20/2024		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	0855	CONC PAVR	0	0	0	0	3,180.00	SF	10.00	10.00	100	2021	2021	3	99	31,482													
2	0861	POOL GUNIT	0	0	30	16	480.00	SF	85.00	85.00	100	2021	2021	3	93	37,944													
3	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200													

SMSM HOLDINGS LLC
4144 N OLCOTT AVE
NORRIDGE, IL 60706

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