

N1/2 OF LOT 3 (S-1)  
IN OR 1678/1156 & OR 1660/963  
INGRAM DUNES PB 5/217

SPRUILL WILLIAM REV TRUST/SPRUILL WILLIAM F TRUSTE  
PO BOX 16407  
FERNANDINA BEACH, FL 32035

2025

00-00-31-140G-0003-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 23 | REINF CONC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 60    |
| Interior Floo            | 15 | HARDTILE 40    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 04 | REIN CONC 100  |
| Stories                  |    | 2. 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 1041.0100 |                  |             |      |              |                      |
|----------------------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE                  | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                        | 665              | 100         | 2007 | 665          | 78,390               |
| FGR                        | 565              | 55          | 2007 | 311          | 36,660               |
| FOP                        | 12               | 30          | 2007 | 4            | 471                  |
| FOP                        | 92               | 30          | 2007 | 28           | 3,300                |
| FOP                        | 184              | 30          | 2007 | 55           | 6,484                |
| FUS                        | 1,242            | 100         | 2007 | 1,242        | 146,406              |
| PTO                        | 138              | 5           | 2007 | 7            | 825                  |
| UOP                        | 92               | 20          | 2007 | 18           | 2,122                |
| UOP                        | 184              | 20          | 2007 | 37           | 4,362                |
| TOTALS                     | 3,174            |             |      | 2,367        | 279,021              |

| EXTRA FEATURES |            |             |     |     |   |    |          |    |        |                |       |
|----------------|------------|-------------|-----|-----|---|----|----------|----|--------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W  | UNITS    | UT | Adj R  | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0  | 1,220.00 | SF | 6.50   | 6.50           |       |
| 2              | 1242       | WD DECK A   | 0   | 100 | 3 | 4  | 12.00    | SF | 10.00  | 10.00          |       |
| 3              | 0470       | VNYL GATE   | 0   | 100 | 0 | 0  | 2.00     | UT | 300.00 | 300.00         |       |
| 4              | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0  | 187.00   | LF | 32.00  | 32.00          |       |
| 5              | 0940       | SHEDS/PORT  | 0   | 100 | 8 | 12 | 96.00    | SF | 30.00  | 30.00          |       |
| 6              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0  | 772.00   | SF | 7.00   | 7.00           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | RES                  | 100 | 0006 | R-2      | 36.00 | 176.00 | 35.62       | FF        |       |

| MARKET ADJUSTMENTS                                          |     |           |             |                |                |      |      |      |      |      |        |
|-------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                        | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0320                                                        | 01  | 2,367     | 128.8308    | 128.83         | 304,941        | 2007 | 2007 | 0    | 0    | 8.50 | 91.50  |
| 1 TOWNHOUSE - 100% - 2009 Heated Area: 1907 HX Base Yr 2009 |     |           |             |                |                |      |      |      |      |      |        |
|                                                             |     |           |             |                |                |      |      |      |      |      |        |
| 729 TARPON AVE, FERNANDINA BEACH                            |     |           |             |                |                |      |      |      |      |      |        |

|          |  |  |           |  |  |            |  |     |  |
|----------|--|--|-----------|--|--|------------|--|-----|--|
| BLD DATE |  |  | LGL DATE  |  |  | 03/20/2024 |  | MLU |  |
| XF DATE  |  |  | LAND DATE |  |  |            |  |     |  |
| INC DATE |  |  | AG DATE   |  |  |            |  |     |  |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 2 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 2              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 279,021   |               |
| TOTAL MARKET OB/XF VALUE  |  | 17,428    |               |
| TOTAL LAND VALUE - MARKET |  | 226,543   |               |
| TOTAL MARKET VALUE        |  | 522,992   |               |
| SOH/AGL Deduction         |  | 260,195   |               |
| ASSESSED VALUE            |  | 262,797   |               |
| TOTAL EXEMPTION VALUE     |  | 50,722    |               |
| BASE TAXABLE VALUE        |  | 212,075   |               |
| TOTAL JUST VALUE          |  | 522,992   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 510,877   |               |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20081735   | XFOB        | 1,693 | 11/21/2008 |
| 20081044   | XFOB        | 5,000 | 06/19/2008 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1678/1156                      | 5/19/2010 | WD        | U   | I   | 11     | 100        |
| GRANTOR: SPRUILL LOIS ANN & WI |           |           |     |     |        |            |
| GRANTEE: SPRUILL LOISANN M T   |           |           |     |     |        |            |
| 1660/0963                      | 1/27/2010 | WD        | U   | I   | 30     | 100        |
| GRANTOR: SPRUILL WILLIAM F & L |           |           |     |     |        |            |
| GRANTEE: SPRUILL WILLIAM F T   |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| PTO=[YR=2007] W23S6 UOP=[YR=2007] S4 BAS=[YR=2007] S30<br>FGR=[YR=2007] S24 UOP=[YR=2007] S8E23N8W23\$E23N23<br>FOP=[YR=2007] N4W3S4E3\$ W3N2W16S1W4\$<br>E4N1E16N2E3N2W23\$E23N4W23\$E23 N6\$ PTR=S6E10 FOP=[YR=2007] S4<br>FUS=[YR=2007] S54 FOP=[YR=2007] S8E23N8W23 \$<br>E23N54W23\$E23N4W23\$ W10 N6\$. |  |  |  |  |  |  |  |  |  |  |  |