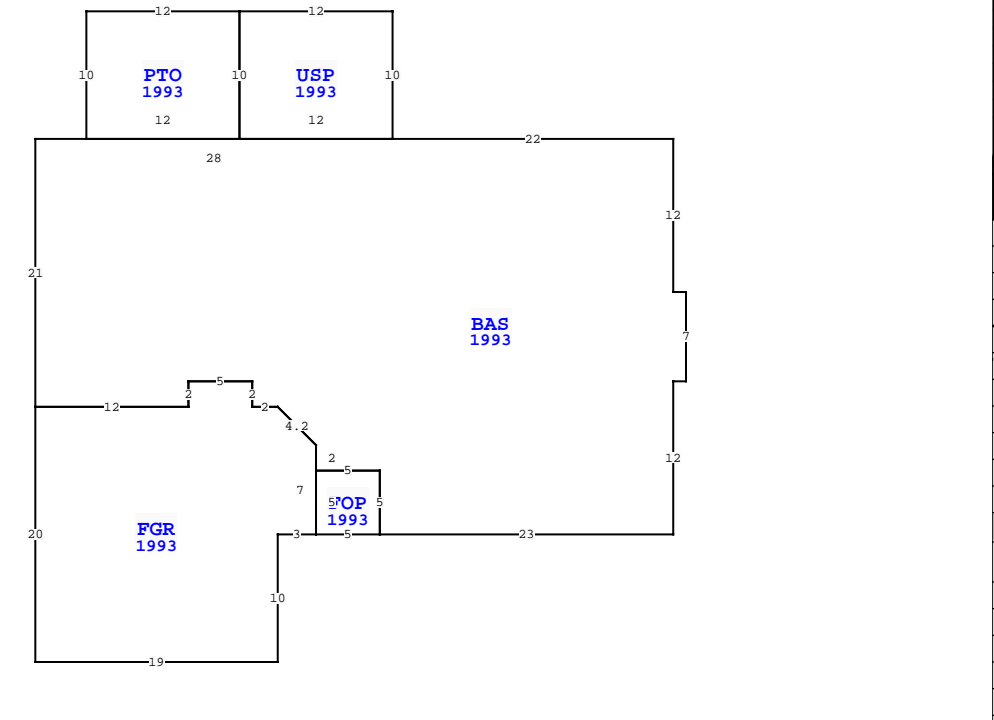


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 05 AVERAGE 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 14 CARPET 60 |
| Interior Floo | 11 CLAY TILE 40 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1. 1. 100 |
| Units | 0 100 |
| BUD8 Adjustme | 02 DIST FB 100 |
| Occupancy | 00 NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 1,586 | 133.9566 | 176.82 | 280,437 | 1987 | 1995 | 0 | 0 | 14.25 | 85.75 |



| Quality | 06 Quality Level 06 | | | | |
|------------------|---------------------|-------------|------|--------------|----------------------|
| DOR CODE | 0100 SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA 01 | | | | |
| NEIGHBORHOOD/LOC | 1046.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,307 | 100 | 1993 | 1,307 | 198,172 |
| FGR | 416 | 55 | 1993 | 229 | 34,722 |
| FOP | 25 | 30 | 1993 | 8 | 1,213 |
| PTO | 120 | 5 | 1993 | 6 | 910 |
| USP | 120 | 30 | 1993 | 36 | 5,459 |
| TOTALS | 1,988 | | | 1,586 | 240,475 |

| | | | | | | | |
|-------------------------------------|--|--|--|----------|--|-----------|----------------|
| 1561 INVERNESS RD, FERNANDINA BEACH | | | | BLD DATE | | LGL DATE | |
| | | | | XF DATE | | LAND DATE | 05/01/2025 MLU |
| | | | | INC DATE | | AG DATE | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0811 | CONCRETE B | 0 | 100 | 21 | 3 | | SF | 5.20 | 100 | 1987 | 1987 | 3 | 49.5 | 162 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 40 | 16 | | SF | 5.20 | 100 | 1987 | 1987 | 3 | 49.5 | 1,647 | |

| TOTAL OB/XF | | | | | | | | | | | | 1,809 | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | 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 | 000100 | C | RES | 100 | | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | |
|---------------------------|-------|-------------|--|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 240,475 | |
| TOTAL MARKET OB/XF VALUE | | 1,809 | |
| TOTAL LAND VALUE - MARKET | | 180,000 | |
| TOTAL MARKET VALUE | | 422,284 | |
| SOH/AGL Deduction | | 14,798 | |
| ASSESSED VALUE | | 407,486 | |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 | |
| BASE TAXABLE VALUE | | 356,764 | |
| TOTAL JUST VALUE | | 422,284 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 396,002 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 20110876 | XFOB | 700 | 06/02/2011 |
| 20052523 | REPAIR/RRF | 2,000 | 08/25/2005 |
| 4369 | NEW CONSTR | 38,600 | 06/24/1987 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2678/335 | 11/01/2023 | WD | Q | I | 01 | 450,000 |
| GRANTOR: HARBISON MICHAEL E & | | | | | | |
| GRANTEE: EATON THOMAS & HALE | | | | | | |
| 2321/0770 | 11/22/2019 | WD | Q | I | 02 | 295,000 |
| GRANTOR: SCAMMELL MARK F & PAN | | | | | | |
| GRANTEE: HARBISON MICHAEL E | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=1993] W1 N12 W22 USP=[YR=1993] N10 W12 PTO=[YR=1993] W12 S10 E12 N10 \$ S10 E12 \$ W28 S21 FGR=[YR=1993] S20 E19 N10 E3 FOP=[YR=1993] E5 N5 W5 S5 \$ N7 U3 L3 W2 N2 W5 S2 W12\$ E12 N2 E5 S2 E2 D3 R3 S2 E5 S5 E23 N12 E1 N7 \$. | |