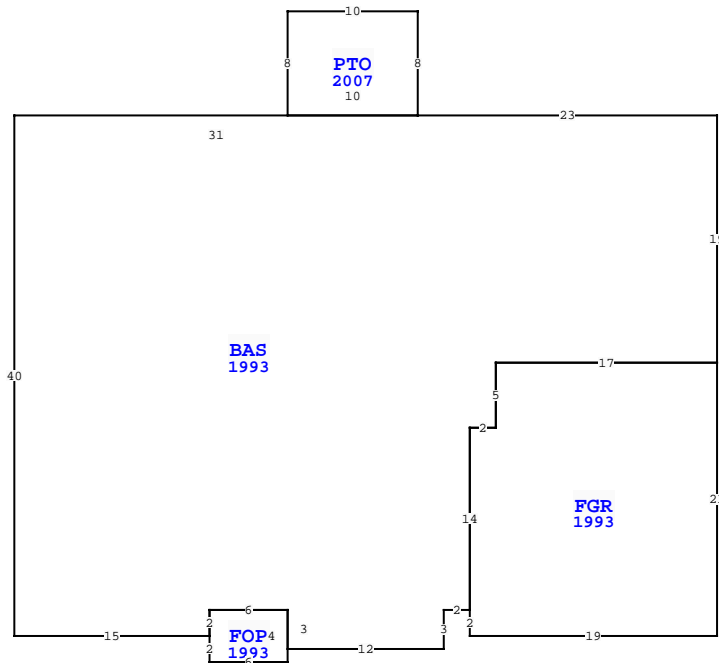


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 60      |
| Interior Floor           | 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  | 1,992     | 128.7034    | 169.89         | 338,421        | 1988 | 2008 | 0    | 0    | 0    | 7.50   | 92.50 |  |
| 1 SNGL FAM - 0% - 0 Heated Area: 1767 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |



| 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              | 1,767            | 100              | 1993 | 1,767        | 277,681              |
| FGR              | 389              | 55               | 1993 | 214          | 33,629               |
| FOP              | 24               | 30               | 1993 | 7            | 1,100                |
| PTO              | 80               | 5                | 2007 | 4            | 629                  |
| TOTALS           | 2,260            |                  |      | 1,992        | 313,039              |

| NASSAU COUNTY PROPERTY    |  |  | PAGE 1 of 1 | 2         |
|---------------------------|--|--|-------------|-----------|
| VALUATION SUMMARY         |  |  |             |           |
| VALUATION BY              |  |  |             | STANDARD  |
| Tax Group: 2              |  |  |             | Tax Dist: |
| BUILDING MARKET VALUE     |  |  |             | 313,039   |
| TOTAL MARKET OB/XF VALUE  |  |  |             | 3,561     |
| TOTAL LAND VALUE - MARKET |  |  |             | 180,000   |
| TOTAL MARKET VALUE        |  |  |             | 496,600   |
| SOH/AGL Deduction         |  |  |             | 10,751    |
| ASSESSED VALUE            |  |  |             | 485,849   |
| TOTAL EXEMPTION VALUE     |  |  |             | 0         |
| BASE TAXABLE VALUE        |  |  |             | 485,849   |
| TOTAL JUST VALUE          |  |  |             | 496,600   |
| NCON VALUE                |  |  |             | 0         |
| INCOME VALUE              |  |  |             |           |
| PREVIOUS YEAR MKT VALUE   |  |  |             | 463,804   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20230025   | FULL RMDL   | 50,000 | 02/14/2023 |
| 20121512   | ROOF        | 5,000  | 07/26/2012 |
| 20052072   | H/AC        | 2,000  | 06/27/2005 |
| 4804       | NEW CONSTR  | 45,000 | 04/22/1988 |

| SALES DATA                   |           |           |       |       |        |            |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2491/0216                    | 8/25/2021 | WD        | Q     | I     | 01     | 420,000    |
| GRANTOR: JOYCE BILLY M       |           |           |       |       |        |            |
| GRANTEE: WILSON TRACY L & MI |           |           |       |       |        |            |
| 1153/0056                    | 7/14/2003 | WD        | Q     | I     |        | 159,500    |
| GRANTOR: HOTARD MAY C        |           |           |       |       |        |            |
| GRANTEE: JOYCE BILLY M       |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |   |    |       |    |       |                |           |         |             |   | 1501 INVERNESS RD, FERNANDINA BEACH |                 |       |
|----------------|------------|-------------|---------|---|----|-------|----|-------|----------------|-----------|---------|-------------|---|-------------------------------------|-----------------|-------|
| 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              | 0810       | CONCRETE A  | 0       | 0 | 24 | 3     |    |       | 6.50           | 100       | 1988    | 1988        | 3 | 52                                  | 243             |       |
| 2              | 0812       | CONCRETE C  | 0       | 0 | 0  |       |    |       | 4.00           | 100       | 1988    | 1988        | 3 | 52                                  | 3,318           |       |

| BUILDING NOTES                                 |  |  |  |  |
|--|--|--|--|--|
| BLD DATE 04/03/2008 DJ LGL DATE 05/01/2025 MLU |  |  |  |  |
| XF DATE  |  |  |  |  |
| INC DATE                                       |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |
|--|--|--|--|--|
| BAS=[YR=1993] W23 PTO=[YR=2007] N8 W10 S8 E10\$ W31 S40 E15  |  |  |  |  |
| FOP=[YR=1993] S2E6 N4 W6 S2\$ N2 E6 S3 E12 N3 E2 FGR=[YR=1993] S2 E19 N21 W17 S5 W2 S14\$ N14 E2 N5 E17 N19\$. |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      | 3,561   |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                  | 0   |     | R-1      | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 180,000.00 | 180,000.00     | 180,000    |                             |      |         |      |     |    |        |