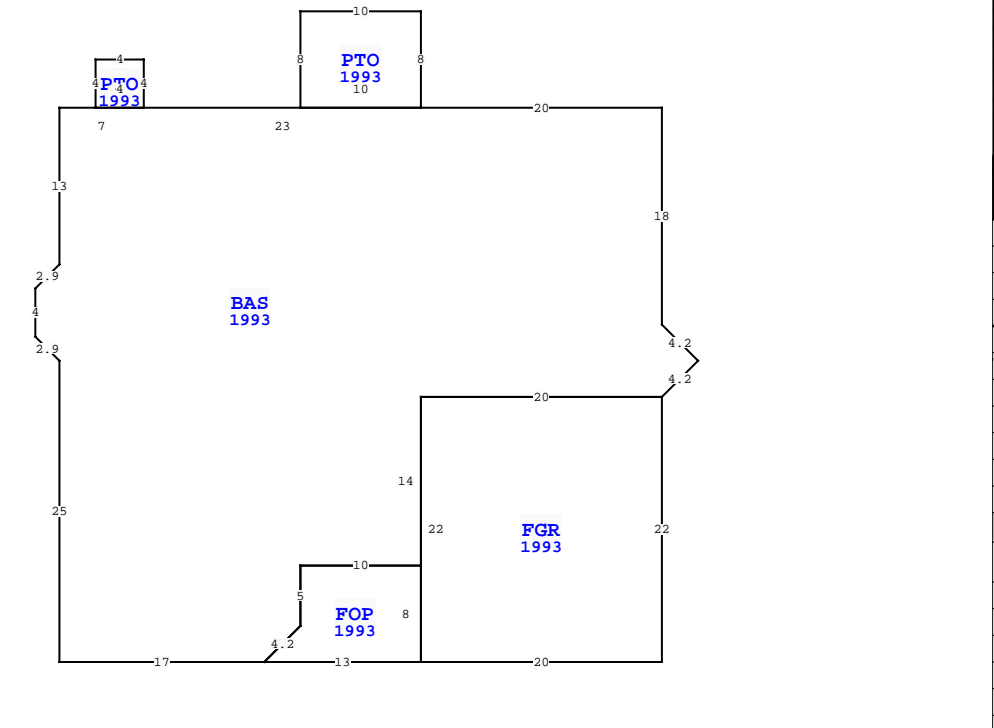


| ELEMENT | CD | BUILDING CHARACTERISTICS CONSTRUCTION |
|---------------|----|---------------------------------------|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| 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 | 2,070 | 119.4620 | 157.69 | 326,418 | 1987 | 1995 | | 0 | 0 | 14.25 | 85.75 |

| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 279,903 | | | |
| TOTAL MARKET OB/XF VALUE | 4,529 | | | |
| TOTAL LAND VALUE - MARKET | 180,000 | | | |
| TOTAL MARKET VALUE | 464,432 | | | |
| SOH/AGL Deduction | 276,935 | | | |
| ASSESSED VALUE | 187,497 | | | |
| TOTAL EXEMPTION VALUE | HX HB 50,722 | | | |
| BASE TAXABLE VALUE | 136,775 | | | |
| TOTAL JUST VALUE | 464,432 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 434,715 | | | |



| | | | | | |
|------------------|------------------|------------------|------|--------------|----------------------|
| 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 | 1,797 | 100 | 1993 | 1,797 | 242,989 |
| FGR | 440 | 55 | 1993 | 242 | 32,723 |
| FOP | 85 | 30 | 1993 | 26 | 3,516 |
| PTO | 16 | 5 | 1993 | 1 | 135 |
| PTO | 80 | 5 | 1993 | 4 | 541 |
| TOTALS | 2,418 | | | 2,070 | 279,903 |

1618 PENBROOK DR, FERNANDINA BEACH

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/01/2025 |
| INC DATE | | AG DATE | MLU |

| 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 60 | 2,100 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 40 | 680.00 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 49.5 | 1,750 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 12 | 36.00 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 49.5 | 93 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 160.00 | SF | 18.30 | 18.30 | 100 | 2000 | 2000 | 3 | 20 | 586 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 20120223 | REPAIR/RRF | 8,903 | 02/09/2012 |
| 4318 | NEW CONSTR | 37,100 | 06/03/1987 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0928/1476 | 4/17/2000 | WD Q | Q | I | | 112,500 |
| GRANTOR: VAN HASSELT JOSEPH AN | | | | | | |
| GRANTEE: TOWNSEND MARK ANDRE | | | | | | |
| 0699/0316 | 2/25/1994 | WD Q | Q | I | | 85,000 |
| GRANTOR: CAIN JACK LEE & MARY | | | | | | |
| GRANTEE: VAN HASSELT JOSEPH | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W20 PTO=[YR=1993] N8 W10 S8 E10 \$ W23 | | | | | | | | | | | | |
| PTO=[YR=1993] N4W4S4E4\$ W7 S13 D2 L2 S4 D2 R2 S25 E17 | | | | | | | | | | | | |
| FOP=[YR=1993] E13 FGR=[YR=1993] E20 N22 W20 S22 \$ N8 W10 S5 | | | | | | | | | | | | |
| D3 L3 \$ U3 R3 N5 E10 N14 E20 U3 R3 U3 L3 N18 \$. | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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 | 000134 | C | RES POND | 100 | | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | | |