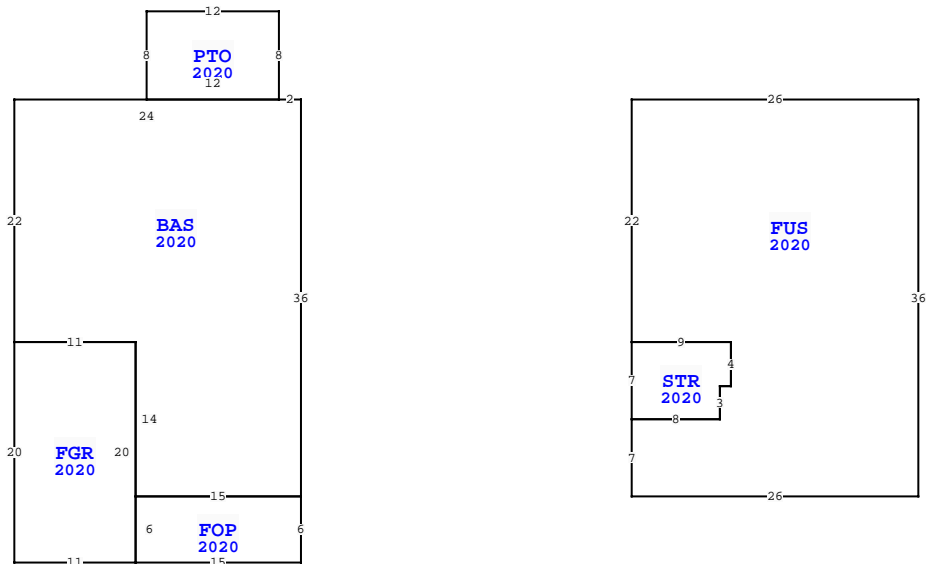


| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 10               | ABOVE AVG 100    |
| Roof Structur            | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 11               | CLAY TILE 60     |
| Interior Floo            | 14               | CARPET 40        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 | 4                | 100              |
| Bathrooms                | 3                | 100              |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 2.               | 2. 100           |
| Units                    | 0                | 100              |
| Occupancy                | 00               | NONE 100         |
| Quality                  | 06               | Quality Level 06 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 01      |
| NEIGHBORHOOD/LOC         |                  | 1022.00          |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 782              | 100              |
| FGR                      | 220              | 55               |
| FOP                      | 90               | 30               |
| FUS                      | 876              | 100              |
| PTO                      | 96               | 5                |
| STR                      | 60               | 10               |
| TOTALS                   | 2,124            |                  |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0900   | 01  | 1,817     | 138.9200    | 183.37         | 333,183        | 2020 | 2020 | 0    | 0    | 1.50 | 98.50  |  |
| 1 SNGL FAM - 100% - 2024 Heated Area: 1658 HX Base Yr 2024 |     |           |             |                |                |      |      |      |      |      |        |  |



| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 328,185     |
| TOTAL MARKET OB/XF VALUE  |           |  | 6,404       |
| TOTAL LAND VALUE - MARKET |           |  | 150,000     |
| TOTAL MARKET VALUE        |           |  | 484,589     |
| SOH/AGL Deduction         |           |  | 5,317       |
| ASSESSED VALUE            |           |  | 479,272     |
| TOTAL EXEMPTION VALUE     | HX HB WX  |  | 55,722      |
| BASE TAXABLE VALUE        |           |  | 423,550     |
| TOTAL JUST VALUE          |           |  | 484,589     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 468,835     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20200117   | NEW CONSTR  | 218,590 | 04/06/2020 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2617/0016                      | 1/30/2023  | WD Q      | Q     | I     | 02     | 585,000    |
| GRANTOR: CHAMBERS GERALD R & G |            |           |       |       |        |            |
| GRANTEE: STENZEL SHIRLEY JOU   |            |           |       |       |        |            |
| 2401/1412                      | 10/19/2020 | WD Q      | Q     | I     | 02     | 313,800    |
| GRANTOR: NEW ATLANTIC BUILDERS |            |           |       |       |        |            |
| GRANTEE: CHAMBERS GERALD R &   |            |           |       |       |        |            |

| 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              | 0855       | CONC PAVER  | 0       | 100 | 0 | 396.00 | SF | 10.00 | 10.00          | 100       | 2020    | 2020        | 3     | 98     | 3,881           |         |  |
| 2              | 0810       | CONCRETE A  | 0       | 100 | 0 | 396.00 | SF | 6.50  | 6.50           | 100       | 2020    | 2020        | 3     | 98     | 2,523           |         |  |
| TOTALS         |            |             |         |     |   |        |    |       |                |           |         |             | 2,124 |        | 1,817           | 328,185 |  |

| BUILDING NOTES                  |  |           |            |
|---------------------------------|--|-----------|------------|
| 632 S 13TH ST, FERNANDINA BEACH |  |           |            |
| BLD DATE                        |  | LGL DATE  | 03/26/2024 |
| XF DATE                         |  | LAND DATE | MLU        |
| INC DATE                        |  | AG DATE   |            |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W2 PTO=[YR=2020] N8 W12 S8 E12 \$ W24 S22      |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2020] S20 E11 FOP=[YR=2020] E15 N6 W15 S6 \$ N20 W11 |  |  |  |  |  |  |  |  |  |  |  |  |
| \$ E11 S14 E15 N36 \$ PTR= E30 FUS=[YR=2020] E26 S36 W26 N7  |  |  |  |  |  |  |  |  |  |  |  |  |
| STR=[YR=2020] E8 N3 E1 N4 W9 S7 \$ E8 N3 E1 N4 W9 N22 \$ W30 |  |  |  |  |  |  |  |  |  |  |  |  |
| \$.  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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                | 000100   | C   | RES                  | 100 |     | R-2      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00        | 1.00    | 150,000.00 | 150,000.00     | 150,000    |                             |      |         |      |     |    |        |  |