

| BUILDING CHARACTERISTICS | |
|--------------------------|---------------------|
| ELEMENT | CD |
| Exterior Wall | 12 CEDAR 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 14 CARPET 70 |
| Interior Floo | 11 CLAY TILE 30 |
| 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 |
| Quality | 05 Quality Level 05 |
| DOR CODE | 0100 SINGLE FAMILY |
| MAP NUM | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1007.00 |
| AREA TYPE | TOTAL GROSS AREA |
| BAS | 2,736 |
| FGR | 638 |
| FOP | 92 |
| FOP | 196 |
| TOTALS | 3,662 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SNGL FAM - 100% | 2019 | 2736 | 149.48 | 474,450 | 1987 | 1987 | 0 | 0 | 18.50 | 81.50 |

2056 OAK MARSH DR, 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1987 | 1987 | 3 | 60 | 1,200 | |
| 2 | 0300 | BOAT DCK W | 0 | 100 | 0 | 483.00 | SF | 40.00 | 40.00 | 100 | 1987 | 1987 | 3 | 20 | 3,864 | |
| 3 | 0820 | WOOD WALK | 0 | 100 | 85 | 340.00 | SF | 11.75 | 11.75 | 100 | 1987 | 1987 | 3 | 40 | 1,598 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 39 | 702.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 49.5 | 2,259 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 44 | 132.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 49.5 | 425 | |
| 6 | 0303 | FLT DOCK W | 0 | 100 | 10 | 200.00 | SF | 26.00 | 26.00 | 100 | 2004 | 2004 | 3 | 32 | 1,664 | |
| 7 | 0310 | AL GANG WY | 0 | 100 | 0 | 20.00 | LF | 115.00 | 115.00 | 100 | 2004 | 2004 | 3 | 21 | 483 | |
| 8 | 1242 | WD DECK A | 0 | 100 | 0 | 403.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 31 | 1,249 | |
| TOTAL OB/XF 12,742 | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | |
|------------------|----------|
| L N | USE CODE |
| 1 | 000116 |

| TOT LND UTS | UNIT TYPE | D | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-------------|-----------|---|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 110.00 | FF | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 715,000 | | | | | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 386,677 |
| TOTAL MARKET OB/XF VALUE | | | 12,742 |
| TOTAL LAND VALUE - MARKET | | | 715,000 |
| TOTAL MARKET VALUE | | | 1,114,419 |
| SOH/AGL Deduction | | | 646,901 |
| ASSESSED VALUE | | | 467,518 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 416,796 |
| TOTAL JUST VALUE | | | 1,114,419 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 1,096,720 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 20200388 | REMODEL | 30,000 | 06/26/2020 |
| 20081223 | REPAIR/RRF | 2,100 | 07/31/2008 |
| 20053102 | REMODEL | 15,000 | 12/02/2005 |
| 021611 | REPAIR/RRF | 2,000 | 09/18/2002 |
| B9205 | REMODEL | 2,500 | 07/19/1995 |
| B9069 | REMODEL | 4,500 | 05/10/1995 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2368/1780 | 6/11/2020 | QC | U | I | 11 | 100 |
| GRANTOR: BUEHLER STEPHEN E & A | | | | | | |
| GRANTEE: CURIAN TRUST | | | | | | |
| 2202/1899 | 6/11/2018 | WD | Q | I | 05 | 772,000 |
| GRANTOR: MAROLYN T ROGERS LIVI | | | | | | |
| GRANTEE: BUEHLER STEPHEN E & | | | | | | |

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=1993] W22 FOP=[YR=1993] W14 S14 E14 N14 \$ S14 W14 S2 W46 S32 E22 FOP=[YR=1993] E23 N4 W23 S4 \$ N4 E23 S4 E15 FGR=[YR=1993] S21 E22 N29 W22 S8 \$ N8 E22 N40 \$. | |