



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 80  |
| Exterior Wall            | 23  | REINF CONC 20  |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 15  | HARDTILE 60    |
| Interior Floor           | 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                  | 1.5 | 1.5 100        |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 01               |
| NEIGHBORHOOD/LOC | 1080.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,933            | 100         | 2000 | 1,933        | 345,939              |
| DCK       | 94               | 10          | 2011 | 9            | 1,611                |
| FGR       | 541              | 55          | 2000 | 298          | 53,332               |
| FOP       | 45               | 30          | 2000 | 14           | 2,505                |
| FSP       | 371              | 40          | 2000 | 148          | 26,487               |
| FUS       | 322              | 100         | 2000 | 322          | 57,627               |
| UST       | 30               | 45          | 2000 | 14           | 2,505                |
| TOTALS    | 3,336            |             |      | 2,738        | 490,005              |

| EXTRA FEATURES |            |             |         |     |   |       |    |       |                |           |         |
|----------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0819       | CONC 12"    | 0       | 100 | 4 | 7     |    |       | 28.00          | SF        | 9.50    |
| 2              | 0810       | CONCRETE A  | 0       | 100 | 0 | 0     |    |       | 1,455.00       | SF        | 6.50    |
| 3              | 1242       | WD DECK A   | 0       | 100 | 3 | 3     |    |       | 9.00           | SF        | 11.00   |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | RES                  | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        | LT        |     |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                     | 01  | 2,738     | 127.9872    | 202.22         | 553,678        | 2000 | 2001 | 0    | 0    | 0    | 11.50  |
| 1 SFR CUST - 100% - 2021 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 2255        |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2021          |     |           |             |                |                |      |      |      |      |      |        |

|                                        |          |           |            |     |
|----------------------------------------|----------|-----------|------------|-----|
| 2761 JEAN LAFITTE DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/06/2025 | MLU |
|                                        | XF DATE  | LAND DATE |            |     |
|                                        | INC DATE | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 490,005     |        |
| TOTAL MARKET OB/XF VALUE  |  | 7,507       |        |
| TOTAL LAND VALUE - MARKET |  | 300,000     |        |
| TOTAL MARKET VALUE        |  | 797,512     |        |
| SOH/AGL Deduction         |  | 331,883     |        |
| ASSESSED VALUE            |  | 465,629     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,722 |
| BASE TAXABLE VALUE        |  | 414,907     |        |
| TOTAL JUST VALUE          |  | 797,512     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 700,521     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20110075   | ELEC OTHER  | 8,500   | 01/14/2011 |
| 20110069   | REPAIR/RRF  | 30,000  | 01/13/2011 |
| 20110022   | ELEC OTHER  | 300     | 01/05/2011 |
| 2002836    | NEW CONSTR  | 145,000 | 05/01/2000 |
| 2002677    | DEMOLITION  | 0       | 04/07/2000 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2345/0238                      | 3/06/2020 | WD Q      | I   | 01  |        |
| GRANTOR: DAVIS RICHARD E & DIA |           |           |     |     |        |
| GRANTEE: GIBSON TOM R & KELI   |           |           |     |     |        |
| 1582/1740                      | 8/28/2008 | WD Q      | I   |     |        |
| GRANTOR: SOUCY NORMAN A & KARE |           |           |     |     |        |
| GRANTEE: DAVIS RICHARD & DIA   |           |           |     |     |        |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
| DCK=[YR=2011] W5N4W4S4W4 FSP=[YR=2000] W37 BAS=[YR=2000] W20 S26 E17 S6 FOP=[YR=2000] S5 E9 N5 W9 S E9 S8 E12 N3 E9 FGR=[YR=2000] S23 E23 N23 W18 N3 W4 S3 W1 S E1 N3 E4 S3 E18 N31W14 S7W15N6 U3 L3 W4 L3 D3 S4W11N11S S11E11N4 U3 R3 E4 R3 D3 S6 E15N7E1N6S S6E13N6S PTR= E15S48 FUS=[YR=2000] E6N15 E4 S4 E7 S24 W11 N1 UST=[YR=2000] N5 W6 S5 E6 S N5 W6 N7 S W15N48 \$ . |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | RES                  | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        | LT        |     |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |     |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| 7,507       |          |     |                      |     |      |          |       |       |             |           |     |
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| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |     |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| 7,507       |          |     |                      |     |      |          |       |       |             |           |     |
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