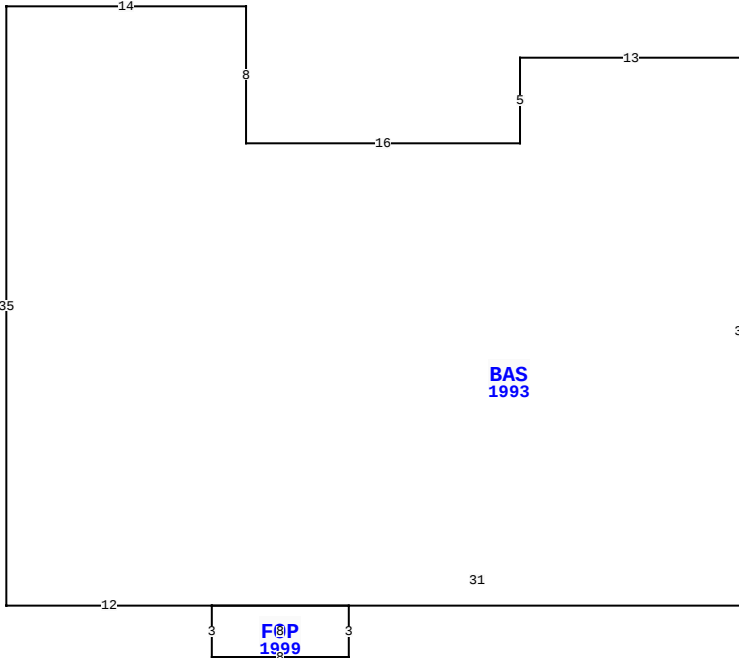


PEEPLES BARBARA G  
130 N 3RD ST  
FERNANDINA BEACH, FL 32034

**00-00-31-1800-0015-0100**

| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                      |              |                      |                                |        |          |                | MARKET ADJUSTMENTS                                                                 |         |             |          |         |                 |                |            |                             |      | NASSAU COUNTY PROPERTY    |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------|--------------|----------------------|--------------------------------|--------|----------|----------------|------------------------------------------------------------------------------------|---------|-------------|----------|---------|-----------------|----------------|------------|-----------------------------|------|---------------------------|-------|--------------|----|--------|--|--|----------|--|--|--------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|-----------|--|--|--|--|
| CONSTRUCTION                                                                                                                                  |                  |                |                      |              |                      |                                |        |          |                | VALUATION SUMMARY                                                                  |         |             |          |         |                 |                |            |                             |      | PAGE 1 of 2               |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Exterior Wall                                                                                                                                 | 14               | WD SHINGLE 100 |                      |              |                      |                                |        |          |                | 0900                                                                               | 01      | 1,345       | 120.6400 | 159.24  | 214,178         | 1930           | 1985       | 0                           | 0    | 19.50                     | 80.50 | VALUATION BY |    |        |  |  | STANDARD |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100  |                      |              |                      |                                |        |          |                | 1 SNGL FAM - 100% - 0                                                              |         |             |          |         |                 |                |            |                             |      | Heated Area: 1338         |       |              |    |        |  |  |          |  |  | HX Base Yr   |  |  |  |  |  |  |  |  |  | Tax Group: 2 |  |  |  |  | Tax Dist: |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                      |              |                      |                                |        |          |                |  |         |             |          |         |                 |                |            |                             |      | BUILDING MARKET VALUE     |       |              |    |        |  |  |          |  |  | 305,552      |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Interior Wall                                                                                                                                 | 03               | PLASTER 50     |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      | TOTAL MARKET OB/XF VALUE  |       |              |    |        |  |  |          |  |  | 5,308        |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Interior Wall                                                                                                                                 | 08               | DECORATIVE 50  |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      | TOTAL LAND VALUE - MARKET |       |              |    |        |  |  |          |  |  | 475,000      |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Interior Floor                                                                                                                                | 12               | HARDWOOD 100   |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      | TOTAL MARKET VALUE        |       |              |    |        |  |  |          |  |  | 785,860      |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      | SOH/AGL Deduction         |       |              |    |        |  |  |          |  |  | 571,440      |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      | ASSESSED VALUE            |       |              |    |        |  |  |          |  |  | 214,420      |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Bedrooms                                                                                                                                      |                  | 3 100          |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      | TOTAL EXEMPTION VALUE     |       |              |    |        |  |  |          |  |  | HX HB 50,722 |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Bathrooms                                                                                                                                     |                  | 1 100          |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      | BASE TAXABLE VALUE        |       |              |    |        |  |  |          |  |  | 163,698      |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      | TOTAL JUST VALUE          |       |              |    |        |  |  |          |  |  | 785,860      |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100         |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      | NCON VALUE                |       |              |    |        |  |  |          |  |  | 0            |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Units                                                                                                                                         | 0                | 0 100          |                      |              |                      |                                |        |          |                | INCOME VALUE                                                                       |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 02               | DIST FB 100    |                      |              |                      |                                |        |          |                | PREVIOUS YEAR MKT VALUE                                                            |         |             |          |         |                 |                |            |                             |      | 696,102                   |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100       |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| Quality                                                                                                                                       |                  | 03             | Quality Level 03     |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| DOR CODE                                                                                                                                      |                  | 0800           | MULTI-FAMILY         |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| MAP NUM                                                                                                                                       |                  |                | MKT AREA             |              |                      |                                |        | 01       |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              |                  | 1005.00        |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| BAS                                                                                                                                           | 1,338            | 100            | 1993                 | 1,338        | 171,516              |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| FOP                                                                                                                                           | 24               | 30             | 1999                 | 7            | 898                  |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| TOTALS                                                                                                                                        |                  | 1,362          |                      |              | 1,345                | 172,413                        |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                      |              |                      | 130 N 3RD ST, 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                                                                                                                                             | 0500             | FP-PRE FAB     | 0 100                | 0            | 0                    | 1.00                           | UT     | 3,500.00 | 3,500.00       | 100                                                                                | 1930    | 1930        | 3        | 20      | 700             |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| 2                                                                                                                                             | 0819             | CONC 12"       | 0 100                | 3            | 8                    | 24.00                          | SF     | 9.50     | 9.50           | 100                                                                                | 1930    | 1930        | 3        | 20      | 46              |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| 3                                                                                                                                             | 0810             | CONCRETE A     | 0 100                | 32           | 5                    | 160.00                         | SF     | 6.50     | 6.50           | 100                                                                                | 1930    | 1930        | 3        | 20      | 208             |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| 4                                                                                                                                             | 0825             | BRICK          | 0 100                | 4            | 7                    | 28.00                          | SF     | 12.50    | 12.50          | 100                                                                                | 1999    | 1999        | 3        | 93      | 326             |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| 5                                                                                                                                             | 0825             | BRICK          | 0 100                | 0            | 0                    | 339.00                         | SF     | 12.50    | 12.50          | 100                                                                                | 1993    | 1993        | 3        | 88      | 3,729           |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| 6                                                                                                                                             | 0810             | CONCRETE A     | 0 0                  | 6            | 9                    | 54.00                          | SF     | 6.50     | 6.50           | 100                                                                                | 1993    | 1993        | 3        | 64      | 225             |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| 7                                                                                                                                             | 1241             | WD DECK G      | 0 0                  | 8            | 4                    | 32.00                          | UT     | 11.50    | 11.50          | 100                                                                                | 1993    | 1993        | 3        | 20      | 74              |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| TOTAL OB/XF 5,308                                                                                                                             |                  |                |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE                       | FRONT  | DEPTH    | TOT LND UTS    | UNIT TYPE                                                                          | D T     | DPHT FACT   | % COND   | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                   | DECL  | FRZ          | YR | CONSRV |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| 1                                                                                                                                             | 000800           | C              | MULTI-FAMILY         | 100          | 0003                 | R-2                            | 100.00 | 100.00   | 100.00         | FF                                                                                 |         | 1.00        | 1.00     | 1.00    | 4,750.00        | 4,750.00       | 475,000    |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |
| REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 07/30/2025 BY SYS |                  |                |                      |              |                      |                                |        |          |                |                                                                                    |         |             |          |         |                 |                |            |                             |      |                           |       |              |    |        |  |  |          |  |  |              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |           |  |  |  |  |

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