





| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100   |      |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 12               | MODULAR MT 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floo            | 12               | HARDWOOD 100     |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 1 100            |      |              |                      |
| Bathrooms                |                  | 1 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 1.               | 1. 100           |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 05               | Quality Level 05 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA         |      |              | 01                   |
| NEIGHBORHOOD/LOC         | 1009.00          |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 429              | 100              | 2025 | 429          | 33,016               |
| FOP                      | 21               | 30               | 2025 | 6            | 462                  |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 450              |                  |      | 435          | 33,478               |

| MARKET ADJUSTMENTS                                                   |     |           |             |                |                |      |      |      |      |      |        |
|----------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0150                                                                 | 01  | 435       | 145.2000    | 76.96          | 33,478         | 2024 | 2024 | 0    | 0    | 0.00 | 100.00 |
| 2 ACCESSORY U - 100% - 2025                                          |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 429                                                     |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2025                                                      |     |           |             |                |                |      |      |      |      |      |        |
| <div><div></div><div>BAS<br/>2025</div><div>FOP<br/>2025</div></div> |     |           |             |                |                |      |      |      |      |      |        |
| 226 S 12TH ST, FERNANDINA BEACH                                      |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE<br>XF DATE<br>INC DATE                                      |     |           |             |                |                |      |      |      |      |      |        |
| LGL DATE<br>LAND DATE<br>AG DATE                                     |     |           |             |                |                |      |      |      |      |      |        |
| 05/07/2025 MLU                                                       |     |           |             |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |           |  | PAGE 2 of 2 |  | 2 |
|---------------------------|--|--|--|--|--|--|--|-----------|--|-------------|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |           |  |             |  |   |
| VALUATION BY              |  |  |  |  |  |  |  | STANDARD  |  |             |  |   |
| Tax Group: 2              |  |  |  |  |  |  |  | Tax Dist: |  |             |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  | 358,449   |  |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  | 0         |  |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  | 232,200   |  |             |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  | 590,649   |  |             |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  | 0         |  |             |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  | 590,649   |  |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  | HX HB     |  | 50,722      |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  | 539,927   |  |             |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  | 590,649   |  |             |  |   |
| NCON VALUE                |  |  |  |  |  |  |  | 358,449   |  |             |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |           |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  | 189,200   |  |             |  |   |
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