

**HOUSING AUTHORITY OF FERNANDINA BEACH**  
1300 HICKORY ST  
FERNANDINA BEACH, FL 32034

**00-00-31-1800-0239-0010**

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|             |            |    |    |                   |                             |           |                 |                   |                           |
|-------------|------------|----|----|-------------------|-----------------------------|-----------|-----------------|-------------------|---------------------------|
| REVIEW DATE | 07/14/2021 | BY | KK | Total Acres: 3.17 | Total Land Value: 1,518,000 | Market: 0 | Agricultural: 0 | Common: 1,518,000 | PRINTED 07/30/2025 BY SYS |
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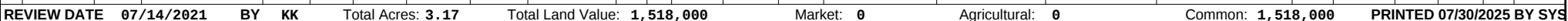
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| BUILDING CHARACTERISTICS |  |    |  |                |  |                   |  |                   |  | MARKET ADJUSTMENTS |  |       |  |          |  |                |  |                |  | NASSAU COUNTY PROPERTY |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|--------------------------|--|----|--|----------------|--|-------------------|--|-------------------|--|--------------------|--|-------|--|----------|--|----------------|--|----------------|--|------------------------|--|-----|--|------|--|------|--|---|--|---|--|-------|--|-------|--|
| CONSTRUCTION             |  |    |  |                |  |                   |  |                   |  | VALUATION SUMMARY  |  |       |  |          |  |                |  |                |  | PAGE 8 of 12           |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| ELEMENT                  |  | CD |  | 19             |  | COMMON BRK 100    |  | 2700              |  | 01                 |  | 2,154 |  | 115.6400 |  | EFF. BASE RATE |  | REPL. COST NEW |  | AYB                    |  | EYB |  | ECON |  | FNCT |  | 0 |  | 0 |  | 41.50 |  | 58.50 |  |
| Exterior Wall            |  | 03 |  | GABLE/HIP 100  |  | 8 DUPLEX - 0% - 0 |  | Heated Area: 2100 |  | HX Base Yr         |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Roof Structur            |  | 03 |  | COMP SHNGL 100 |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Roof Cover               |  | 05 |  | DRYWALL 100    |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Interior Wall            |  | 05 |  | ASPH TILE 100  |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Interior Floo            |  | 03 |  | CENTRAL 100    |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Air Condition            |  | 04 |  | AIR DUCTED 100 |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Heating Type             |  | 03 |  | MASONRY 100    |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Bedrooms                 |  | 2  |  | 100            |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Bathrooms                |  | 03 |  | MASONRY 100    |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Frame                    |  | 1. |  | 1. 100         |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Stories                  |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Units                    |  | 2  |  | 100            |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| BUD8 Adjustme            |  | 02 |  | DIST FB 100    |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
| Occupancy                |  | 00 |  | NONE 100       |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |
|                          |  |    |  |                |  |                   |  |                   |  |                    |  |       |  |          |  |                |  |                |  |                        |  |     |  |      |  |      |  |   |  |   |  |       |  |       |  |

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