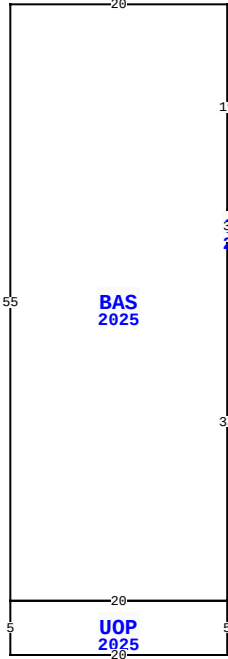


KING JEFFREY & TAMMY
PO BOX 24783
NASHVILLE, TN 37202

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		31	HARDIE BRD 100		0900	01	1,121	121.9000	160.91	180,380	2024	2024	0	0	0	0.00	100.00	VALUATION BY					STANDARD														
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2025													Heated Area: 1100					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		12	MODULAR MT 100																				180,380														
Interior Wall		05	DRYWALL 100																				3,370														
Interior Floor		13	LVT/LAMNT 100																				135,000														
Air Condition		03	CENTRAL 100																				318,750														
Heating Type		04	AIR DUCTED 100																				14,000														
Bedrooms		2	100																				304,750														
Bathrooms		2	100																				0														
Frame		02	WOOD FRAME 100																				304,750														
Stories		1.	1. 100																				318,750														
Units		0	100																				183,750														
Occupancy		00	NONE 100							110,000																											
Quality		03	Quality Level 03																																		
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	1,100	100	2025	1,100	177,001																																
STP	9	10	2025	1	161																																
UOP	100	20	2025	20	3,218																																
TOTALS		1,209			1,121	180,380																															
EXTRA FEATURES					532 S 13TH TER, FERNANDINA BEACH										BLD DATE					LGL DATE					05/07/2025					MLU							
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	0810	CONCRETE A			0	0	0	500.00	SF	6.50	6.50	100	2025	2024		100	3,250																				
2	0855	CONC PAVER			0	0	0	12.00	SF	10.00	10.00	100	2025	2024		100	120																				