



| BUILDING CHARACTERISTICS |       |                |
|--------------------------|-------|----------------|
| ELEMENT                  | CD    | CONSTRUCTION   |
| Exterior Wall            | 05    | AVERAGE 80     |
| Exterior Wall            | 16    | WD FR STUC 20  |
| Roof Structure           | 03    | GABLE/HIP 100  |
| Roof Cover               | 03    | COMP SHNGL 100 |
| Interior Wall            | 05    | DRYWALL 100    |
| Interior Floor           | 14    | CARPET 80      |
| Interior Floor           | 08    | SHT VINYL 20   |
| Air Condition            | 03    | CENTRAL 100    |
| Heating Type             | 04    | AIR DUCTED 100 |
| Bedrooms                 | 2 100 |                |
| Bathrooms                | 2 100 |                |
| Frame                    | 02    | WOOD FRAME 100 |
| Stories                  | 1.    | 1. 100         |
| Units                    | 0 100 |                |
| BUD8 Adjustme            | 02    | DIST FB 100    |
| Occupancy                | 00    | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1011.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,089            | 100         | 1993 | 1,089        | 102,775              |
| FGR       | 220              | 55          | 1993 | 121          | 11,420               |
| FOP       | 14               | 30          | 1993 | 4            | 378                  |
| FSP       | 96               | 40          | 2009 | 38           | 3,586                |
| TOTALS    | 1,419            |             |      | 1,252        | 118,158              |

| EXTRA FEATURES |            |             |         |   |    |       |    |       |                |           |         |
|----------------|------------|-------------|---------|---|----|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 16 | 51    |    |       | 816.00         | SF        | 6.50    |
| 2              | 0810       | CONCRETE A  | 0       | 0 | 3  | 42    |    |       | 126.00         | SF        | 6.50    |

| 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                  | 0   | 0006 | R-2      | 50.00 | 100.00 | 50.00       | FF        |     |

| MARKET ADJUSTMENTS                             |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0320                                           | 01  | 1,252     | 113.9840    | 113.98         | 142,703        | 1986 | 1986 | 0    | 0    | 17.20 | 82.80  |
| 1 TOWNHOUSE - 0% - 0                           |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1089                              |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr                                     |     |           |             |                |                |      |      |      |      |       |        |
|                                                |     |           |             |                |                |      |      |      |      |       |        |
| 427 S 14TH ST A, FERNANDINA BEACH              |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE 02/04/2015 KK LGL DATE 03/18/2024 MLU |     |           |             |                |                |      |      |      |      |       |        |
| XF DATE                                        |     |           |             |                |                |      |      |      |      |       |        |
| INC DATE                                       |     |           |             |                |                |      |      |      |      |       |        |
| AG DATE                                        |     |           |             |                |                |      |      |      |      |       |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 2,878       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 2,878       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 2              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 118,158   |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,878     |   |
| TOTAL LAND VALUE - MARKET |  | 110,000   |   |
| TOTAL MARKET VALUE        |  | 231,036   |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 231,036   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 231,036   |   |
| TOTAL JUST VALUE          |  | 231,036   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 225,686   |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20091557   | REPAIR/RRF  | 1,400 | 11/16/2009 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2798/165                       | 7/01/2025 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: IMUA PROPERTY INVESTM |           |           |     |     |        |            |  |
| GRANTEE: JPACK PROPERTIES LL   |           |           |     |     |        |            |  |
| 2794/130                       | 6/11/2025 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: JPACK PROPERTIES LLC  |           |           |     |     |        |            |  |
| GRANTEE: JPACK PROPERTIES LL   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                         |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W15 FSP=[YR=2009] W12 S8 E12 N8 \$ S8 W12 S24 |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993] S20 E11 N20 W11 \$ E11 S22 E15 N18 E1 N10     |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993] N6 L3 D3 S3E3\$W3 N3 R3 U3 N20\$ .            |  |  |  |  |  |  |  |  |  |  |  |