

[illegible]



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 01 | MINIMUM 100    |
| Interior Floo            | 11 | CLAY TILE 100  |
| Ceiling                  | 02 | F.NOT SUS 100  |
| Air Condition            | 01 | NONE 100       |
| Heating Type             | 01 | NONE 100       |
| Fixtures                 |    | 16 100         |
| Frame                    | 03 | MASONRY 100    |
| Story Height             |    | 12 100         |
| RMS                      |    | 3 100          |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |           |                  |
|------------------|-----------|------------------|
| Quality          | 03        | Quality Level 03 |
| DOR CODE         | 8900      | MUNICIPAL        |
| MAP NUM          |           | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1002.0200 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 423              | 100         | 1994 | 423          | 67,672               |
| BAS       | 165              | 100         | 2012 | 165          | 26,397               |
| BAS       | 165              | 100         | 2012 | 165          | 26,397               |
| CAN       | 140              | 30          | 1994 | 42           | 6,719                |
| TOTALS    | 893              |             |      | 795          | 127,184              |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |                |           |         |             |   |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q |
| 11             | 1127       | BRICK 8"    | 0   | 0   | 0 | 0 | 62.00 | SF | 11.00 | 11.00          | 100       | 2017    | 2017        | 3 |

| 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 |

| MARKET ADJUSTMENTS                                                                                    |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
|-------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|--|
| TYPE                                                                                                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |  |
| 3803                                                                                                  | 04  | 795       | 103.9500    | 210.50         | 167,348        | 1994 | 2000 | 0    | 0    | 0 | 24.00 | 76.00  |  |  |
| 2 RSTRM BLDG - 0% - 0                                                                                 |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
| Heated Area: 753 HX Base Yr                                                                           |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
|                                                                                                       |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
| 102 CENTRE ST, FERNANDINA BEACH                                                                       |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
| BLD DATE 01/13/2022 KK LGL DATE 03/27/2025 MLU<br>XF DATE 01/13/2022 KK LAND DATE<br>INC DATE AG DATE |     |           |             |                |                |      |      |      |      |   |       |        |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 2 of 2 | 2         |
|---------------------------|--|-------------|-----------|
| VALUATION SUMMARY         |  |             |           |
| VALUATION BY              |  | STANDARD    |           |
| Tax Group: 2              |  | Tax Dist:   |           |
| BUILDING MARKET VALUE     |  | 511,012     |           |
| TOTAL MARKET OB/XF VALUE  |  | 15,111      |           |
| TOTAL LAND VALUE - MARKET |  | 1,640,625   |           |
| TOTAL MARKET VALUE        |  | 2,166,748   |           |
| SOH/AGL Deduction         |  | 519,169     |           |
| ASSESSED VALUE            |  | 1,647,579   |           |
| TOTAL EXEMPTION VALUE     |  | 04          | 1,647,579 |
| BASE TAXABLE VALUE        |  | 0           |           |
| TOTAL JUST VALUE          |  | 2,166,748   |           |
| NCON VALUE                |  | 0           |           |
| INCOME VALUE              |  |             |           |
| PREVIOUS YEAR MKT VALUE   |  | 1,758,909   |           |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20150618   | NEW CONSTR  | 50,000  | 03/24/2015 |
| 20141176   | NEW CONSTR  | 2,000   | 06/03/2014 |
| 20130898   | REPAIR/RRF  | 125,000 | 04/24/2013 |
| 20122432   | REPAIR/RRF  | 2,600   | 12/03/2012 |
| 20122174   | REMODEL     | 4,000   | 10/22/2012 |
| 20122113   | REMODEL     | 25,000  | 10/12/2012 |

| SALES DATA        |      |           |     |     |        |            |  |  |  |
|-------------------|------|-----------|-----|-----|--------|------------|--|--|--|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |  |  |

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

| BUILDING DIMENSIONS                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2012] W11 BAS=[YR=1994] N1 W29 S1 BAS=[YR=2012] W11 S15 E11 N15\$ S16 E7 CAN=[YR=1994] S5 E14 N5 W2 N7 W10 S7 W2\$ E2 N7 E10 S7 E10 N16\$ S15 E11 N15\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |