



| 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            | 10               | ABOVE AVG 70        | 0320                      | 22           | 2,661                | 322.0628                       | 322.06         | 857,002        | 2019      | 2019               | 0         | 0       | 0                 | 2.53 | 97.47  | VALUATION BY      |       | STANDARD        |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 20               | FACE BRICK 30       | 1 TOWNHOUSE - 100% - 2022 |              |                      |                                |                |                |           |                    |           |         | Heated Area: 2148 |      |        |                   |       | HX Base Yr 2022 |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Structure           | 01               | FLAT 100            |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 04               | BUILT-UP 100        |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100         |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 11               | CLAY TILE 70        |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 14               | CARPET 30           |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100         |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100      |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms                 | 3                | 100                 |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms                | 2.5              | 100                 |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Frame                    | 03               | MASONRY 100         |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Stories                  | 2.               | 100                 |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Units                    | 0                | 100                 |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 01 Quality Level 01 |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100 SINGLE FAMILY  |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                     |                           |              |                      | MKT AREA                       |                |                |           | 01                 |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 1010.0400           |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE         | YEAR                      | TOT ADJ AREA | SUBAREA MARKET VALUE |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,048            | 100                 | 2019                      | 1,048        | 328,980              |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| FDG                      | 484              | 60                  | 2019                      | 290          | 91,034               |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                      | 24               | 30                  | 2019                      | 7            | 2,197                |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                      | 28               | 30                  | 2019                      | 8            | 2,511                |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| FUS                      | 1,100            | 100                 | 2019                      | 1,100        | 345,303              |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| STP                      | 28               | 10                  | 2019                      | 3            | 942                  |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| UOP                      | 1,024            | 20                  | 2019                      | 205          | 64,352               |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 3,736               |                           |              | 2,661                | 835,320                        |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                     |                           |              |                      | 120 S 2ND ST, FERNANDINA BEACH |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| 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                        | 0855             | CONC PAVER          | 0                         | 100          | 0                    | 0                              | 60.00          | SF             | 10.00     | 10.00              | 100       | 2019    | 2019              | 3    | 97     | 582               |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| 2                        | 0855             | CONC PAVER          | 0                         | 100          | 0                    | 0                              | 80.00          | SF             | 10.00     | 10.00              | 100       | 2019    | 2019              | 3    | 97     | 776               |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| 3                        | 0409             | ELEVATOR R          | 0                         | 100          | 0                    | 0                              | 1.00           | UT             | 10,200.00 | 10,200.00          | 100       | 2024    | 2019              |      | 100    | 10,200            |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |
| </                       |                  |                     |                           |              |                      |                                |                |                |           |                    |           |         |                   |      |        |                   |       |                 |  |                        |  |  |  |  |  |  |  |  |  |