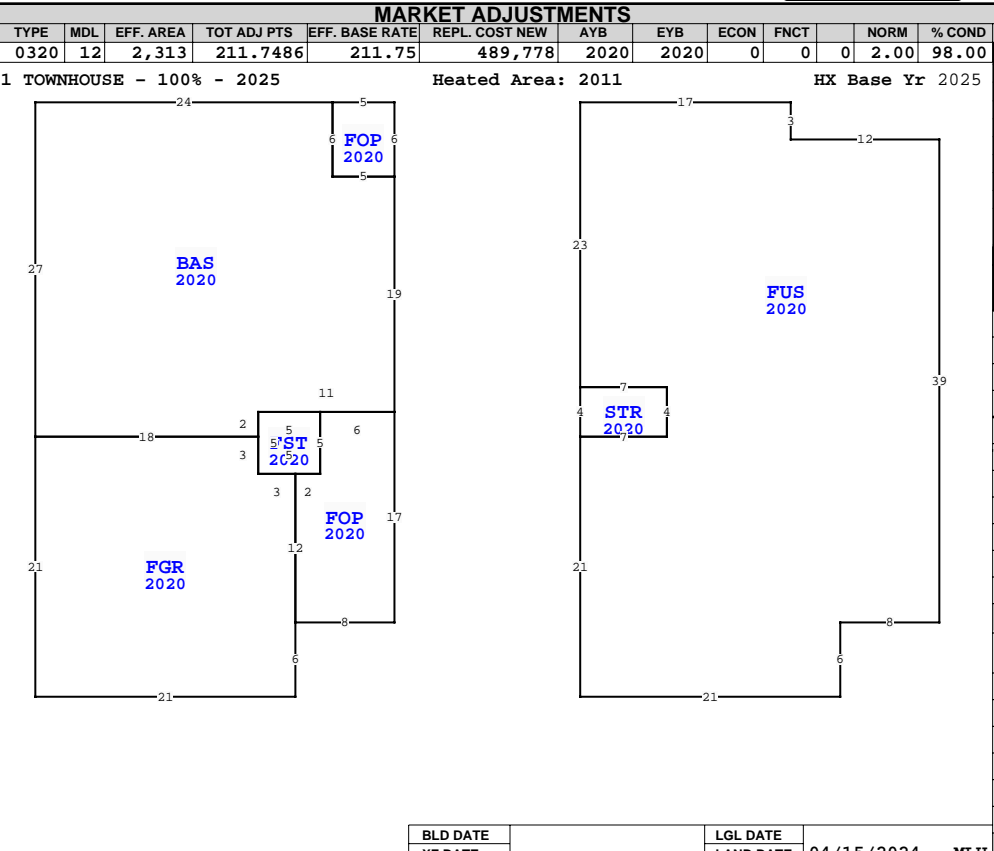


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |              |                      |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT                  | CD               |               |      |              |                      |
| Exterior Wall            | 16               | WD FR STUC    | 100  |              |                      |
| Roof Structur            | 08               | IRREGULAR     | 100  |              |                      |
| Roof Cover               | 08               | CLAY TILE     | 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                 |                  | 4             | 100  |              |                      |
| Bathrooms                |                  | 2.5           | 100  |              |                      |
| Frame                    | 02               | WOOD FRAME    | 100  |              |                      |
| Stories                  | 2.               | 2.100         |      |              |                      |
| Units                    |                  | 0             | 100  |              |                      |
| Quality                  | 03               | Quality Level | 03   |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |              |                      |
| MAP NUM                  |                  | MKT AREA      | 03   |              |                      |
| NEIGHBORHOOD/LOC         |                  | 3043.100      |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 731              | 100           | 2020 | 731          | 151,693              |
| FGR                      | 432              | 55            | 2020 | 238          | 49,389               |
| FOP                      | 30               | 30            | 2020 | 9            | 1,868                |
| FOP                      | 126              | 30            | 2020 | 38           | 7,886                |
| FST                      | 25               | 55            | 2020 | 14           | 2,906                |
| FUS                      | 1,280            | 100           | 2020 | 1,280        | 265,619              |
| STR                      | 28               | 10            | 2020 | 3            | 622                  |
| TOTALS                   | 2,652            |               |      | 2,313        | 479,982              |



NASSAU COUNTY PROPERTY PAGE 1 of 1

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 8              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 479,982  |
| TOTAL MARKET OB/XF VALUE  |           | 2,747    |
| TOTAL LAND VALUE - MARKET |           | 140,000  |
| TOTAL MARKET VALUE        |           | 622,729  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 622,729  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722   |
| BASE TAXABLE VALUE        |           | 572,007  |
| TOTAL JUST VALUE          |           | 622,729  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 522,910  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1910494   | NEW CONSTR  | 273,410 | 10/03/2019 |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| 2723/1699         | 7/09/2024 | WD Q      | Q     | I     | 02     | 775,000    |

GRANTOR: HOLECEK TERRENCE & TR  
GRANTEE: CROMARTIE CHRISTOPH  
2351/1796 3/31/2020 SW Q I 02 467,000  
GRANTOR: ARTISAN HOMES LLC  
GRANTEE: HOLECEK TERRENCE &

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 | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|-----|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0855       | CONC PAVER  | 0       | 100 | 0 | 207.00 | SF | 10.00 | 10.00          | 100       | 2020    | 2020        | 3 | 98     | 2,029           |       |
| 2   | 0855       | CONC PAVER  | 0       | 100 | 0 | 48.00  | SF | 10.00 | 10.00          | 100       | 2020    | 2020        | 3 | 98     | 470             |       |
| 3   | 0810       | CONCRETE A  | 0       | 100 | 0 | 39.00  | SF | 6.50  | 6.50           | 100       | 2020    | 2020        | 3 | 98     | 248             |       |

96163 HANGING MOSS DR, FERNANDINA BEACH

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 04/15/2024 | MLU     |

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W5 BAS=[YR=2020] W24 S27 FGR=[YR=2020] S21 E21 N6 FOP=[YR=2020] E8 N17 W6 FST=[YR=2020] W5 S5 E5 N5\$ S5 W2 S12\$ N12 W3 N3 W18\$ E18 N2 E11 N19 W5 N6\$ S6 E5 N6\$ PTR= E15 FUS=[YR=2020] E17 S3 E12 S39 W8 S6 W21 N21 STR=[YR=2020] N4 E7 S4 W7 \$ E7 N4 W7 N23\$W15\$.

LAND DESCRIPTION

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 2,747     |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1           | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 140,000.00 | 140,000.00     | 140,000    |                             |      |         |      |     |    |        |