

**HAAS THOMAS/HAAS JULIANNE**  
102 SEA MARSH RD  
FERNANDINA BEACH, FL 32034

**01-6N-29-030A-0003-0000**

| 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 100  | 0500                     | 01               | 3,598                | 108.2025                           | 170.96         | 615,114        | 1982           | 1982      | 0       | 0           | 0                         | 17.50   | 82.50           | VALUATION BY STANDARD  |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| RooF Structur            | 03               | GABLE/HIP 100  | 1 SFR CUST - 100% - 1998 |                  |                      |                                    |                |                |                |           |         |             | Heated Area: 2946         |         |                 |                        |            | HX Base Yr 1998             |      |         |      |     | Tax Group: 5 |        |  |  |  | Tax Dist: |  |  |  |  |
| RooF Cover               | 03               | COMP SHNGL 100 |                          |                  |                      |                                    |                |                |                |           |         |             | BUILDING MARKET VALUE     |         |                 |                        |            | 507,469                     |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                          |                  |                      |                                    |                |                |                |           |         |             | TOTAL MARKET OB/XF VALUE  |         |                 |                        |            | 27,261                      |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| Interior Floo            | 11               | CLAY TILE 50   |                          |                  |                      |                                    |                |                |                |           |         |             | TOTAL LAND VALUE - MARKET |         |                 |                        |            | 900,000                     |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| Interior Floo            | 14               | CARPET 50      |                          |                  |                      |                                    |                |                |                |           |         |             | TOTAL MARKET VALUE        |         |                 |                        |            | 1,434,730                   |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                          |                  |                      |                                    |                |                |                |           |         |             | SOH/AGL Deduction         |         |                 |                        |            | 796,241                     |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                          |                  |                      |                                    |                |                |                |           |         |             | ASSESSED VALUE            |         |                 |                        |            | 638,489                     |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| Bedrooms                 |                  | 3 100          |                          |                  |                      |                                    |                |                |                |           |         |             | TOTAL EXEMPTION VALUE     |         |                 |                        |            | HX HB                       |      |         |      |     | 50,722       |        |  |  |  |           |  |  |  |  |
| Bathrooms                |                  | 3 100          |                          |                  |                      |                                    |                |                |                |           |         |             | BASE TAXABLE VALUE        |         |                 |                        |            | 587,767                     |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                          |                  |                      |                                    |                |                |                |           |         |             | TOTAL JUST VALUE          |         |                 |                        |            | 1,434,730                   |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| Stories                  | 1.               | 1. 100         |                          |                  |                      |                                    |                |                |                |           |         |             | NCON VALUE                |         |                 |                        |            | 0                           |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| Units                    |                  | 0 100          | INCOME VALUE             |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| BUD8 Adjustme            | 05               | DIST 1A 100    | PREVIOUS YEAR MKT VALUE  |                  |                      |                                    |                | 1,311,093      |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| Quality                  |                  |                | 04                       | Quality Level 04 |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| DOR CODE                 |                  |                | 0100                     | SINGLE FAMILY    |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA                 |                  |                      | 10                                 |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |                | 10001.00                 |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                     | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| BAS                      | 2,946            | 100            | 1993                     | 2,946            | 415,510              |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| FGR                      | 666              | 55             | 1993                     | 366              | 51,621               |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| FOP                      | 100              | 30             | 1998                     | 30               | 4,231                |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| FOP                      | 158              | 30             | 1998                     | 47               | 6,629                |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| PTO                      | 82               | 5              | 1998                     | 4                | 564                  |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| UOP                      | 44               | 20             | 1993                     | 9                | 1,270                |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| UOP                      | 747              | 20             | 1993                     | 149              | 21,015               |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| UOP                      | 8                | 20             | 1998                     | 2                | 282                  |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| UOP                      | 44               | 20             | 1998                     | 9                | 1,270                |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| UOP                      | 182              | 20             | 1998                     | 36               | 5,078                |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| TOTALS                   | 4,977            |                |                          | 3,598            | 507,469              |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| EXTRA FEATURES           |                  |                |                          |                  |                      | 102 SEA MARSH RD, FERNANDINA BEACH |                |                |                |           |         | BLD DATE    |                           |         |                 | LGL DATE               |            | 05/07/2025                  |      | MLU     |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         | XF DATE     |                           |         |                 | LAND DATE              |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         | INC DATE    |                           |         |                 | AG DATE                |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| 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                        | 0850             | PEBBLE WLK     | 0 100                    | 0                | 0                    | 3,515.00                           | SF             | 3.50           | 3.50           | 100       | 1982    | 1982        | 3                         | 35      | 4,306           |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| 2                        | 0504             | FP-ELECTRI     | 0 100                    | 0                | 0                    | 1.00                               | UT             | 2,000.00       | 2,000.00       | 100       | 1982    | 1982        | 3                         | 49      | 980             |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| 3                        | 0861             | POOL GUNIT     | 0 100                    | 0                | 0                    | 529.00                             | SF             | 85.00          | 85.00          | 100       | 1982    | 1982        | 3                         | 20      | 8,993           |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| 4                        | 0810             | CONCRETE A     | 0 100                    | 12               | 4                    | 48.00                              | SF             | 6.50           | 6.50           | 100       | 1982    | 1982        | 3                         | 35      | 109             |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| 5                        | 0825             | BRICK          | 0 100                    | 0                | 0                    | 119.00                             | SF             | 12.50          | 12.50          | 100       | 1982    | 1982        | 3                         | 75      | 1,116           |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| 6                        | 0810             | CONCRETE A     | 0 100                    | 0                | 0                    | 42.00                              | SF             | 6.50           | 6.50           | 100       | 1982    | 1982        | 3                         | 35      | 96              |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| 7                        | 0463             | FENCE GATE     | 0 100                    | 0                | 0                    | 2.00                               | UT             | 300.00         | 300.00         | 100       | 1990    | 1990        | 3                         | 26      | 156             |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| 8                        | 0450             | PREFAB FNC     | 0 100                    | 0                | 0                    | 76.00                              | LF             | 8.00           | 8.00           | 100       | 1990    | 1990        | 3                         | 20      | 122             |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| 9                        | 1126             | CB/STC 8"      | 0 100                    | 0                | 0                    | 571.00                             | SF             | 8.00           | 8.00           | 100       | 1982    | 1982        | 3                         | 35      | 1,599           |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| 10                       | 0857             | SANDSTONE/     | 0 100                    | 0                | 0                    | 624.00                             | SF             | 16.00          | 16.00          | 100       | 2013    | 2013        | 3                         | 98      | 9,784           |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| LAND DESCRIPTION         |                  |                |                          |                  |                      | TOTAL OB/XF                        |                |                |                |           |         |             |                           |         |                 | 27,261                 |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
| L N                      | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP              | R D                  | LOC ZONE                           | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE | D T     | DPTH FACT   | % COND                    | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE         | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR           | CONSRV |  |  |  |           |  |  |  |  |
| 1                        | 000116           | C              | RES MARSH                | 100              |                      | RSF-1                              | 0.00           | 0.00           | 1.00           | LT        |         | 1.00        | 1.00                      | 1.00    | 900,000.00      | 900,000.00             | 900,000    |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                    |                |                |                |           |         |             |                           |         |                 |                        |            |                             |      |         |      |     |              |        |  |  |  |           |  |  |  |  |