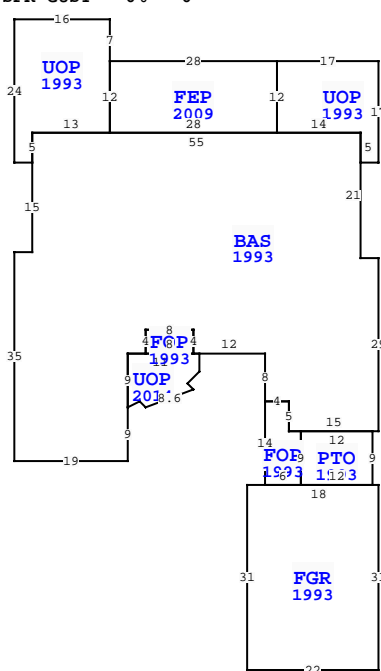


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | 0 | 100 |
| Bathrooms | 3 | 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | 0 | 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0500 | 01 | 3,478 | 104.3280 | 164.84 | 573,314 | 1980 | 1985 | 0 | 0 | 16.75 | 83.25 | | |
| 1 SFR CUST - 0% - 0 Heated Area: 2671 HX Base Yr | | | | | | | | | | | | | |



| | | | | | |
|------------------|------------------|------------------|------|--------------|----------------------|
| 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 | 2,671 | 100 | 1993 | 2,671 | 366,540 |
| FEP | 336 | 80 | 2009 | 269 | 36,915 |
| FGR | 682 | 55 | 1993 | 375 | 51,461 |
| FOP | 32 | 30 | 1993 | 10 | 1,372 |
| FOP | 74 | 30 | 1993 | 22 | 3,019 |
| PTO | 108 | 5 | 1993 | 5 | 686 |
| UOP | 219 | 20 | 1993 | 44 | 6,038 |
| UOP | 319 | 20 | 1993 | 64 | 8,783 |
| UOP | 88 | 20 | 2014 | 18 | 2,470 |
| TOTALS | 4,529 | | | 3,478 | 477,284 |

| 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 2.00 | UT | 2,000.00 | 2,000.00 | 100 | 1980 | 1980 | 3 | 44 | 1,760 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 1,629.00 | SF | 7.00 | 7.00 | 100 | 2011 | 2011 | 3 | 91 | 10,377 | |
| 3 | 1125 | CB/STC 6" | 0 | 0 | 0 | 0 | 70.00 | SF | 7.35 | 7.35 | 100 | 1980 | 1980 | 3 | 30 | 154 | |
| 4 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 440.00 | SF | 7.00 | 7.00 | 100 | 2011 | 2011 | 3 | 91 | 2,803 | |
| 5 | 0444 | BOX FNC 4' | 0 | 0 | 0 | 0 | 35.00 | LF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 20 | 46 | |
| 6 | 0445 | BOX FNC 5' | 0 | 0 | 0 | 0 | 18.00 | LF | 8.10 | 8.10 | 100 | 1980 | 1980 | 3 | 20 | 29 | |
| 7 | 0443 | STK FNC 6' | 0 | 0 | 0 | 0 | 41.00 | LF | 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 82 | |

| | | | | | | | | | | | | | | | | | |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|
| 20 MARSH CREEK RD, FERNANDINA BEACH | | | | | | | | | | | | | | BLD DATE | | LGL DATE | |
| | | | | | | | | | | | | | | XF DATE | | LAND DATE | 05/07/2025 |
| | | | | | | | | | | | | | | INC DATE | | AG DATE | MLU |

| NASSAU COUNTY PROPERTY | | | | PAGE 1 of 1 | 5 |
|---------------------------|--|--|--|-------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | | | STANDARD | |
| Tax Group: 5 | | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | | 477,284 | |
| TOTAL MARKET OB/XF VALUE | | | | 15,251 | |
| TOTAL LAND VALUE - MARKET | | | | 700,000 | |
| TOTAL MARKET VALUE | | | | 1,192,535 | |
| SOH/AGL Deduction | | | | 296,883 | |
| ASSESSED VALUE | | | | 895,652 | |
| TOTAL EXEMPTION VALUE | | | | 0 | |
| BASE TAXABLE VALUE | | | | 895,652 | |
| TOTAL JUST VALUE | | | | 1,192,535 | |
| NCON VALUE | | | | 0 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 1,119,976 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0903/0895 | 10/14/1999 | WD | Q | I | | 357,000 |
| GRANTOR: LEAHY BEVERLY HEMBY | | | | | | |
| GRANTEE: STEINBERG MICHAEL S | | | | | | |
| 0490/0641 | 6/01/1986 | WD | U | I | | 345,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| UOP=[YR=1993] W17 FEP=[YR=2009] W28 UOP=[YR=1993] N7 W16 S24 E3 BAS=[YR=1993] S15 W3 S35 E19 N9 UOP=[YR=2014] R2 U1 D1 R1 R8 U3 U1 L1 U2 R2 N3 W1 FOP=[YR=1993] N4 W8 S4 E8\$ W11 S9\$ N9 E3 N4 E8 S4 E12S8 FOP=[YR=1993] S14 FGR=[YR=1993] W3 S31E22 N31 W1 PTO=[YR=1993] N9 W12 S9 E12\$ W18\$ E6 N9 W2 N5 W4\$ E4 S5 E15 N29 W3 N21 W55 S5\$ N5 E13 N12\$ S12 E28 N12\$ S12 E14 S5 E3 N17 \$. | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000140 | C | RES GOLF | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 700,000.00 | 700,000.00 | 700,000 | | | | | | | |