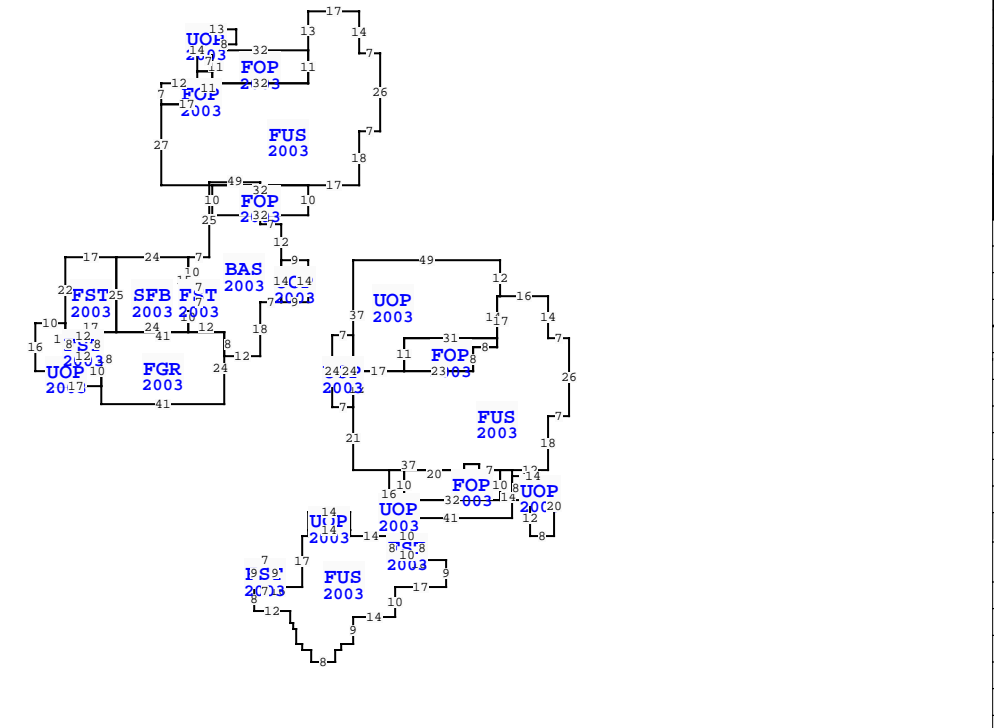




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----|--------------|-----|
| ELEMENT | CD | | |
| Exterior Wall | 17 | CB STUCCO | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 07 | CONC TILE | 100 |
| Interior Wall | 08 | DECORATIVE | 70 |
| Interior Wall | 05 | DRYWALL | 30 |
| Interior Floor | 11 | CLAY TILE | 60 |
| Interior Floor | 14 | CARPET | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 7 | 100 |
| Bathrooms | | 8 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 4. | 4. | 100 |
| Units | | 0 | 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|----------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR CUST | - 100% | - 2011 | | | | | | | | |
| Heated Area: 8650 | | | | | | HX Base Yr 2011 | | | | | |



| | | |
|------------------|------------------|------------------|
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 10014.00 | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 1,268 | 100 |
| FGR | 984 | 55 |
| FOP | 139 | 30 |
| FOP | 277 | 30 |
| FOP | 320 | 30 |
| FOP | 330 | 30 |
| FOP | 352 | 30 |
| FST | 35 | 55 |
| FST | 63 | 55 |
| FST | 80 | 55 |
| TOTALS | 14,655 | |

** This building has 24 Sub-Areas
23 OCEAN CLUB DR, FERNANDINA BEACH

| | |
|----------|-----------|
| BLD DATE | LGL DATE |
| XF DATE | LAND DATE |
| INC DATE | AG DATE |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | |
|---------------------------|-----------------|-------------|--|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 5 | Tax Dist: | | |
| BUILDING MARKET VALUE | 6,592,911 | | |
| TOTAL MARKET OB/XF VALUE | 51,669 | | |
| TOTAL LAND VALUE - MARKET | 5,000,000 | | |
| TOTAL MARKET VALUE | 11,644,580 | | |
| SOH/AGL Deduction | 6,592,990 | | |
| ASSESSED VALUE | 5,051,590 | | |
| TOTAL EXEMPTION VALUE | HX HB WX 55,722 | | |
| BASE TAXABLE VALUE | 4,995,868 | | |
| TOTAL JUST VALUE | 11,644,580 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 11,345,801 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----------|------------|
| P014536 | NEW CONSTR | 0 | 02/01/2001 |
| B0107865 | NEW CONSTR | 2,370,000 | 01/01/2001 |

| SALES DATA | | | | | | |
|---------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1766/0645 | 11/18/2011 | TD | U | I | 30 | 100 |
| GRANTOR: WOOD JULIE D (SUCCESS) | | | | | | |
| GRANTEE: WOOD JULIE D & JEFF | | | | | | |
| 0887/0372 | 6/15/1999 | WD | U | V | 07 | 100 |
| GRANTOR: AMELIA ISLAND CO | | | | | | |
| GRANTEE: WOOD THOMAS I TRUST | | | | | | |

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

| BUILDING DIMENSIONS | |
|---|--|
| UOP=[YR=2003] W9BAS=[YR=2003] N12W7N14W17 S25W7SFB=[YR=2003] W24FST=[YR=2003] W17S22 UOP=[YR=2003] W10S16E5S5E17FGR=[YR=2003] S6E41N24W4S18N10FST=[YR=2003] N8 W12S8E12\$W12N11\$S3E17N25\$S25 E24N10FST=[YR=2003] E7N5W7S5\$N15\$S10 E7S5W7S10E12S8E12N18E7N14\$S14 E9N14\$ PTR=E15UOP=[YR=2003] E49 S12 FUS=[YR=2003] E16S14E7S26W7S18W12 UOP=[YR=2003] S2UOP=[YR=2003] E14S20W8N12 W6N8\$S14W41N16E5S10 E32N10E4\$ W4FOP=[YR=2003] S10W32N10E20N2E5S2E7 \$W7N2W5S2W37N21UOP=[YR=2003] W7N24E7 S24\$ N12 E17 FOP=[YR=2003] E23 N8 E8 N3 W31 S11 \$ E23 N8 E8 N17 E1 \$ W1 S14 W31 S11 W17 N37 \$ W15\$ PTR= N15 FOP=[YR=2003] N10 FUS=[YR=2003] E17 N18 E7 N26 W7 N14 W17 S13 FOP=[YR=2003] | |

| 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 | 0858 | SCULP CONC | 0 | 100 | 0 | 0 | | | 3,095.00 | SF | 13.00 | 13.00 | 100 | 2003 | 2003 | 3 | 95 | 38,223 | |
| 2 | 0858 | SCULP CONC | 0 | 100 | 0 | 0 | | | 416.00 | SF | 13.00 | 13.00 | 100 | 2003 | 2003 | 3 | 95 | 5,138 | |
| 3 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | | | 242.00 | SF | 8.00 | 8.00 | 100 | 2003 | 2003 | 3 | 82 | 1,588 | |
| 4 | 0410 | ELEVATOR | 0 | 100 | 0 | 0 | | | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2003 | 2003 | 3 | 100 | 5,000 | |
| 5 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | | | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2003 | 2003 | 3 | 86 | 1,720 | |

| 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 | 000120 | C | RES OCEAN | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 2,500,000.00 | 2,500,000.00 | 2,500,000 | | | | | | | |
| 2 | 000120 | C | RES OCEAN | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 2,500,000.00 | 2,500,000.00 | 2,500,000 | | | | | | | |