



| 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                 |    |  |  |
| Floor                       |                  | 1 100         | 8304000          |                    | 1,598                |             |                |                | 1974 | 1974 | 100  | 100  | 0    |                        |    |  |  |
| Recreation                  | 2 POOLS          | 2 POOLS 100   | 1 CONDO - 0% - 0 |                    |                      |             |                |                |      |      |      |      |      | HX Base Yr             |    |  |  |
| Location                    | INTERIOR         | INTERIOR 100  |                  |                    |                      |             |                |                |      |      |      |      |      |                        |    |  |  |
| View                        | GC/MARSH         | GC/MARSH 100  |                  |                    |                      |             |                |                |      |      |      |      |      |                        |    |  |  |
| Balcony                     | FOP/PATIO        | FOP/PATIO 100 |                  |                    |                      |             |                |                |      |      |      |      |      |                        |    |  |  |
| Parking                     | OPEN             | OPEN 100      |                  |                    |                      |             |                |                |      |      |      |      |      |                        |    |  |  |
| Bedrooms                    |                  | 2 100         |                  |                    |                      |             |                |                |      |      |      |      |      |                        |    |  |  |
| Bathrooms                   |                  | 2.5 100       |                  |                    |                      |             |                |                |      |      |      |      |      |                        |    |  |  |
| Oth Rooms                   |                  | 2 100         |                  |                    |                      |             |                |                |      |      |      |      |      |                        |    |  |  |
| Quality 03 Quality Level 03 |                  |               |                  |                    |                      |             |                |                |      |      |      |      |      |                        |    |  |  |
| DOR CODE 0400 CONDOMINIUM   |                  |               |                  |                    |                      |             |                |                |      |      |      |      |      |                        |    |  |  |
| MAP NUM                     |                  |               | MKT AREA         |                    |                      |             |                |                |      |      |      |      |      |                        | 10 |  |  |
| NEIGHBORHOOD/LOC            |                  |               | 10013.00         |                    |                      |             |                |                |      |      |      |      |      |                        |    |  |  |
| AREA TYPE                   | TOTAL GROSS AREA | PCT OF BASE   | YEAR             | TOT ADJ AREA       | SUBAREA MARKET VALUE |             |                |                |      |      |      |      |      |                        |    |  |  |
| TOTALS                      |                  |               | 1,598            |                    | 1,598                |             |                |                |      |      |      |      |      |                        |    |  |  |

| VALUATION SUMMARY         |           | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY              |           |          |
| Tax Group: 5              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 554,000  |
| TOTAL MARKET OB/XF VALUE  |           | 0        |
| TOTAL LAND VALUE - MARKET |           | 0        |
| TOTAL MARKET VALUE        |           | 554,000  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 554,000  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 554,000  |
| TOTAL JUST VALUE          |           | 554,000  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 538,000  |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| B240009561 | REPLACE EXT. WIND | 350,000 | 08/16/2024 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2562/1864                      | 5/11/2022 | WD        | Q   | I   | 01     | 385,000    |
| GRANTOR: FARROW RODNEY & BETTY |           |           |     |     |        |            |
| GRANTEE: BLACK JAMES           |           |           |     |     |        |            |
| 0880/1267                      | 4/28/1999 | WD        | Q   | I   | 01     | 100        |
| GRANTOR: FARROW RODNEY D & BET |           |           |     |     |        |            |
| GRANTEE: FARROW RODNEY D & B   |           |           |     |     |        |            |

| EXTRA FEATURES                      |            |             |         |   |   |       |    |       |                |           |         |             |   |        | BLD DATE        |       |         | LGL 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 | XF DATE | LAND DATE | AG DATE |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3045 SEA MARSH RD, FERNANDINA BEACH |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |         |           |         |  |  |  |  |  |  |  |  |  |  |  |  |  |

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

| BUILDING DIMENSIONS |
|---------------------|
|                     |

| 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 |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |