

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----------------------|--------------|------------------|
| ELEMENT | CD | | |
| Floor | | 1 100 | |
| Recreation | POOL | POOL 100 | |
| Location | INTERIOR | INTERIOR 100 | |
| View | MARSH | MARSH 100 | |
| Balcony | 125 FEP | 125 FEP 100 | |
| Parking | OPEN | OPEN 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 2 100 | |
| 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 | 1,285 | | 1,285 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 8307000 | | 1,285 | | | | 1974 | 1974 | 100 | 100 | 0 | |
| 1 CONDO - 0% - 0 | | | | | | | | | | | |
| HX Base Yr | | | | | | | | | | | |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 514,250 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 514,250 |
| SOH/AGL Deduction | | 150,787 |
| ASSESSED VALUE | | 363,463 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 363,463 |
| TOTAL JUST VALUE | | 514,250 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 503,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|--------------|--------|------------|
| 22003859 | REMODEL XFOB | 10,000 | 03/11/2022 |
| 21004151 | REMODEL | 19,800 | 04/06/2021 |
| 6439 | REMODEL | 9,350 | 05/02/1990 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2777/1678 | 3/31/2025 | WD | Q | I | 01 | 650,000 |
| GRANTOR: RUSSELL JAMES SCOTT J | | | | | | |
| GRANTEE: HUTCHENS KATHERINE | | | | | | |
| 2373/1031 | 7/01/2020 | WD | Q | I | 01 | 220,000 |
| GRANTOR: GORDON J TERRY & JANE | | | | | | |
| GRANTEE: RUSSELL JAMES SCOTT | | | | | | |

| 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 |
| 3432 SEA MARSH RD, FERNANDINA BEACH | | | | | | | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | | | | | | |
| LAND DATE | | | | | | | | | | | | | | | | |
| AG DATE | | | | | | | | | | | | | | | | |

| BUILDING NOTES |
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| BUILDING DIMENSIONS |
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| |

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 0 | | | | | | | | | | | | | | | | | | | | | | | | |