



| 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            | PAGE 1 of 1     |       |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 16               | WD FR STUC 100 | 0500                   | 11               | 6,249                | 137.9400                           | 217.95         | 1,361,970      | 1991     | 2001           | 0         | 0       | 0           | 11.50 | 88.50             | VALUATION BY    |       |                        |  |  |  |  |  |  |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100  | 1 SFR CUST - 0% - 2025 |                  |                      |                                    |                |                |          |                |           |         |             |       | Heated Area: 5180 |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                        |                  |                      |                                    |                |                |          |                |           |         |             |       | HX Base Yr        |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                        |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 12               | HARDWOOD 80    |                        |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 14               | CARPET 20      |                        |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                        |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                        |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 5 100          |                        |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 4.5 100        |                        |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                        |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Stories                  | 2.               | 2. 100         |                        |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0 100          |                        |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| Quality                  |                  |                | 04                     | Quality Level 04 |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  |                | 0100                   | SINGLE FAMILY    |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                |                        | MKT AREA         |                      | 10                                 |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |                | 10007.00               |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                   | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| BAS                      | 2,944            | 100            | 1993                   | 2,944            | 567,856              |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| FGR                      | 966              | 55             | 1993                   | 531              | 102,422              |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| FOP                      | 48               | 30             | 1993                   | 14               | 2,700                |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| FOP                      | 72               | 30             | 1993                   | 22               | 4,244                |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| FOP                      | 171              | 30             | 1993                   | 51               | 9,837                |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| FOP                      | 437              | 30             | 1993                   | 131              | 25,268               |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| FST                      | 16               | 55             | 1993                   | 9                | 1,736                |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| FST                      | 52               | 55             | 1993                   | 29               | 5,594                |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| FUS                      | 668              | 100            | 1993                   | 668              | 128,848              |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| FUS                      | 1,568            | 100            | 1993                   | 1,568            | 302,445              |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                   | 8,377            |                |                        | 6,249            | 1,205,343            |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                        |                  |                      | 10 SALT MARSH DR, FERNANDINA BEACH |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
| 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                                  | 1.00           | UT             | 2,000.00 | 2,000.00       | 100       | 1991    | 1991        | 3     | 68                | 1,360           |       |                        |  |  |  |  |  |  |  |  |  |
| 2                        | 0812             | CONCRETE C     | 0                      | 0                | 0                    | 0                                  | 1,438.00       | SF             | 4.00     | 4.00           | 100       | 1991    | 1991        | 3     | 59.5              | 3,422           |       |                        |  |  |  |  |  |  |  |  |  |
| 3                        | 0858             | SCULP CONC     | 0                      | 0                | 0                    | 0                                  | 439.00         | SF             | 13.00    | 13.00          | 100       | 1991    | 1991        | 3     | 86                | 4,908           |       |                        |  |  |  |  |  |  |  |  |  |
| 4                        | 0820             | WOOD WALK      | 0                      | 0                | 18                   | 5                                  | 90.00          | SF             | 11.75    | 11.75          | 100       | 1991    | 1991        | 3     | 40                | 423             |       |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |                  |                      |                                    |                |                |          |                |           |         |             |       |                   |                 |       |                        |  |  |  |  |  |  |  |  |  |
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