



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 16               | WD FR STUC 100   |
| Roof Structur            | 08               | IRREGULAR 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 07               | CORK/VTILE 70    |
| Interior Floo            | 14               | CARPET 30        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 3 100            |
| Bathrooms                |                  | 2 100            |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 1.               | 1. 100           |
| Units                    |                  | 0 100            |
| Occupancy                | 00               | NONE 100         |
|                          |                  |                  |
| Quality                  | 02               | Quality Level 02 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 04      |
| NEIGHBORHOOD/LOC         | 4043.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 2,082            | 100              |
| FGR                      | 460              | 55               |
| FOP                      | 51               | 30               |
| FOP                      | 176              | 30               |
| TOTALS                   | 2,769            |                  |

| MARKET ADJUSTMENTS                                         |                  |             |             |                |                      |      |      |      |      |      |        |  |
|------------------------------------------------------------|------------------|-------------|-------------|----------------|----------------------|------|------|------|------|------|--------|--|
| TYPE                                                       | MDL              | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW       | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0900                                                       | 01               | 2,403       | 101.4790    | 133.95         | 321,882              | 2005 | 2005 | 0    | 0    | 9.50 | 90.50  |  |
| 1 SNGL FAM - 100% - 2016 Heated Area: 2082 HX Base Yr 2016 |                  |             |             |                |                      |      |      |      |      |      |        |  |
|                                                            |                  |             |             |                |                      |      |      |      |      |      |        |  |
| AREA TYPE                                                  | TOTAL GROSS AREA | PCT OF BASE | YEAR        | TOT ADJ AREA   | SUBAREA MARKET VALUE |      |      |      |      |      |        |  |
| BAS                                                        | 2,082            | 100         | 2005        | 2,082          | 252,390              |      |      |      |      |      |        |  |
| FGR                                                        | 460              | 55          | 2005        | 253            | 30,670               |      |      |      |      |      |        |  |
| FOP                                                        | 51               | 30          | 2005        | 15             | 1,818                |      |      |      |      |      |        |  |
| FOP                                                        | 176              | 30          | 2005        | 53             | 6,425                |      |      |      |      |      |        |  |
| TOTALS                                                     | 2,769            |             |             | 2,403          | 291,303              |      |      |      |      |      |        |  |

| 96071 LONG BEACH DR, FERNANDINA BEACH |    |       |                |           |         |             |   |        |                 | XF DATE  | LAND DATE |
|---------------------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|----------|-----------|
|                                       |    |       |                |           |         |             |   |        |                 | INC DATE | AG DATE   |
| UNITS                                 | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES    |           |
| 598.00                                | SF | 5.20  | 5.20           | 100       | 2005    | 2005        | 3 | 84     | 2,612           |          |           |
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