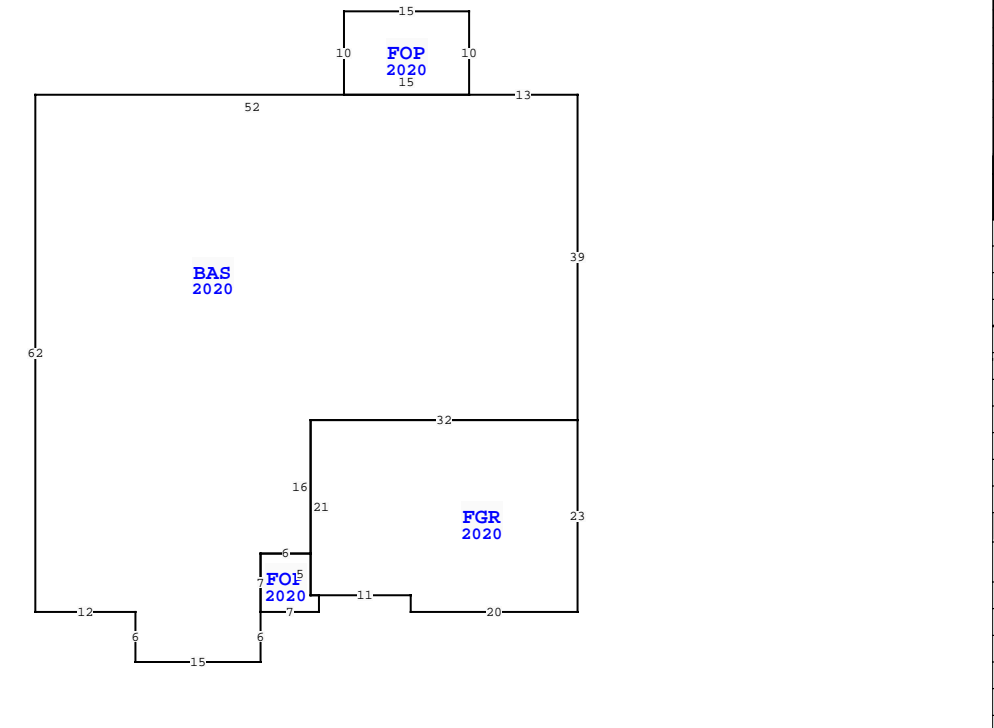


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 06 | CUST PANEL 10 |
| Interior Floor | 11 | CLAY TILE 60 |
| Interior Floor | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | 4 | 100 |
| Bathrooms | 2 | 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | 0 | 100 |
| Occupancy | 00 | NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 0900 | 01 | 3,792 | 102.5100 | 135.31 | 513,096 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|-----------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 505,400 | |
| TOTAL MARKET OB/XF VALUE | | 95,534 | |
| TOTAL LAND VALUE - MARKET | | 75,000 | |
| TOTAL MARKET VALUE | | 675,934 | |
| SOH/AGL Deduction | | 137,718 | |
| ASSESSED VALUE | | 538,216 | |
| TOTAL EXEMPTION VALUE | | VX HX HB 55,722 | |
| BASE TAXABLE VALUE | | 482,494 | |
| TOTAL JUST VALUE | | 675,934 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 654,020 | |



| EXTRA FEATURES | | | | | |
|----------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 3,342 | 100 | 2020 | 3,342 | 445,423 |
| FGR | 712 | 55 | 2020 | 392 | 52,246 |
| FOP | 44 | 30 | 2020 | 13 | 1,733 |
| FOP | 150 | 30 | 2020 | 45 | 5,998 |
| TOTALS | 4,248 | | | 3,792 | 505,400 |

| | | | | | | | |
|--|--|--|--|----------|-----------|------------|-----|
| 85456 FALLEN LEAF DR, FERNANDINA BEACH | | | | BLD DATE | LGL DATE | 06/13/2023 | MLU |
| | | | | XF DATE | LAND DATE | | |
| | | | | INC DATE | AG DATE | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|---------|------------|
| B240010616 | REPLACE 1 WINDOW | 13,450 | 09/16/2024 |
| 21004705 | XFOB | 40,613 | 04/15/2021 |
| 20005360 | SWIM POOL | 40,000 | 08/12/2020 |
| 20002327 | CO ISSUED | 0 | 03/16/2020 |
| 19008198 | NEW CONSTR | 450,084 | 08/01/2019 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2426/0078 | 1/15/2021 | WD Q | Q | I | 01 | 535,000 |
| GRANTOR: MULHOLLAND TERESA A | | | | | | |
| GRANTEE: WRIGHT TIMOTHY G & | | | | | | |
| 2358/0279 | 4/28/2020 | SW Q | Q | I | 01 | 437,300 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: MULHOLLAND TERESA A | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2020] W13 FOP=[YR=2020] N10 W15 S10 E15\$ W52 S62 E12 S6 E15 N6 FOP=[YR=2020] E7 N2 FGR=[YR=2020] E11 S2 E20 N23 W32 S21 E1\$ W1 N5 W6 S7\$ N7 E6 N16 E32 N39\$. | |

| 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | | 1,207.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 98 | 11,829 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | | | 960.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 90 | 8,640 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | | | 1.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 95 | 285 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 30 | 12 | | | 360.00 | SF | 85.00 | 85.00 | 100 | 2020 | 2020 | 3 | 90 | 27,540 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | | 859.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 98 | 8,418 | |
| 6 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | | | 1,950.00 | SF | 17.50 | 17.50 | 100 | 2021 | 2021 | 3 | 90 | 30,713 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | | 731.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 7,237 | |
| 8 | 0855 | CONC PAVER | 0 | 100 | 4 | 11 | | | 44.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 436 | |
| 9 | 0855 | CONC PAVER | 0 | 100 | 4 | 11 | | | 44.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 436 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| TOTAL OB/XF 95,534 | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 000100 | C | RES | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |