

LOT 3 IN OR 123/111  
WILLIE B WILLIAMS SUB  
OR 77/122

FOSTER MARY & PAMELIA  
1111 S 10TH ST  
FERNANDINA BEACH, FL 32034

2025

14-2N-28-0000-0007-0000



| 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                 |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 | VALUATION BY              |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 | Tax Group: 8              |               |                             |      |         |      |     |    |        |  | Tax Dist: |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 | BUILDING MARKET VALUE     |               |                             |      |         |      |     |    |        |  | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 | TOTAL MARKET OB/XF VALUE  |               |                             |      |         |      |     |    |        |  | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 | TOTAL LAND VALUE - MARKET |               |                             |      |         |      |     |    |        |  | 75,000    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 | TOTAL MARKET VALUE        |               |                             |      |         |      |     |    |        |  | 75,000    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 | SOH/AGL Deduction         |               |                             |      |         |      |     |    |        |  | 53,564    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 | ASSESSED VALUE            |               |                             |      |         |      |     |    |        |  | 21,436    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 | TOTAL EXEMPTION VALUE     |               |                             |      |         |      |     |    |        |  | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 | BASE TAXABLE VALUE        |               |                             |      |         |      |     |    |        |  | 21,436    |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |              |                      |              |                      | 0000                         |       |           |                | VACANT         |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |              |                      |              |                      |                              |       |           |                | MKT AREA       |                |             |        | 03      |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |              |                      |              |                      | 3026.00                      |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |              |                      |              |                      | STEWART AV, 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                     |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           | TOTAL OB/XF 0 |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| 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 |  |           |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 000100           | C            | RES                  | 0            | 0007                 | RSF-2                        | 50.00 | 95.00     | 1.00           | LT             |                | 1.00        | 1.00   | 1.00    | 75,000.00       | 75,000.00                 | 75,000        |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS |                  |              |                      |              |                      |                              |       |           |                |                |                |             |        |         |                 |                           |               |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |