



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 70   |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    | 0  | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4085.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,366            | 100         | 2019 | 2,366        | 336,904              |
| FGR       | 862              | 55          | 2019 | 474          | 67,495               |
| FOP       | 150              | 30          | 2019 | 45           | 6,408                |
| FOP       | 168              | 30          | 2019 | 50           | 7,120                |
| PTO       | 276              | 5           | 2024 | 14           | 1,993                |
| TOTALS    | 3,822            |             |      | 2,949        | 419,920              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |        |
|----------------|------------|-------------|-----|-----|----|----|----------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R  |
| 1              | 0855       | CONC PAVR   | 0   | 100 | 0  | 0  | 1,350.00 | SF | 10.00  |
| 2              | 0462       | ST/AL FNC   | 0   | 100 | 0  | 0  | 720.00   | SF | 10.00  |
| 3              | 0463       | FENCE GATE  | 0   | 100 | 0  | 0  | 2.00     | UT | 300.00 |
| 4              | 0911       | SCRN RM A   | 0   | 100 | 21 | 12 | 252.00   | SF | 17.50  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                     |     |           |             |                |                |      |      |      |      |
|----------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                   | 01  | 2,949     | 110.0740    | 145.30         | 428,490        | 2019 | 2019 | 0    | 0    |
| 1 SNGL FAM - 100% - 2023               |     |           |             |                |                |      |      |      |      |
| Heated Area: 2366                      |     |           |             |                |                |      |      |      |      |
| HX Base Yr 2023                        |     |           |             |                |                |      |      |      |      |
| 85301 FALLEN LEAF DR, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 24,645      |          |     |                      |     |     |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
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| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 4              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 419,920   |  |
| TOTAL MARKET OB/XF VALUE  |  | 24,645    |  |
| TOTAL LAND VALUE - MARKET |  | 75,000    |  |
| TOTAL MARKET VALUE        |  | 519,565   |  |
| SOH/AGL Deduction         |  | 9,239     |  |
| ASSESSED VALUE            |  | 510,326   |  |
| TOTAL EXEMPTION VALUE     |  | 50,722    |  |
| BASE TAXABLE VALUE        |  | 459,604   |  |
| TOTAL JUST VALUE          |  | 519,565   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 499,735   |  |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 230003078  | 21X12 SCREEN ENCL |         | 03/08/2023 |
| 19009912   | CO ISSUED         | 0       | 09/19/2019 |
| B1903625   | NEW CONSTR        | 341,878 | 04/10/2019 |

| SALES DATA                     |            |           |       |       |        |
|--------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 2594/1264                      | 9/28/2022  | WD        | Q     | I     | 01     |
| GRANTOR: WHITE DENNIS R & CHRI |            |           |       |       |        |
| GRANTEE: MACIEROWSKI WALTER    |            |           |       |       |        |
| 2416/0469                      | 12/10/2020 | WD        | Q     | I     | 01     |
| GRANTOR: PRUSAK WALTER F & SHA |            |           |       |       |        |
| GRANTEE: WHITE DENNIS R & CH   |            |           |       |       |        |

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

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2019;ORIG=0,0] W29 S8 W21 S58 E13 N6 E5 N17 E32 N43 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2019;ORIG=-30,66] E9 S6 E21 N29 W32 S23 E2 \$          |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2019;ORIG=-29,0] W21 S8 E21 N8 \$                      |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2019;ORIG=-50,66] S6 E20 N6 W2 N6 W5 S6 W13 \$         |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2024;ORIG=-50,0] E21 N6 E4 N6 W4 W21 S12 \$            |  |  |  |  |  |  |  |  |  |