

**KEENE CATHY**  
31010 PARADISE COMMONS 424  
FERNANDINA BEACH, FL 32034

**27-2N-28-004L-0424-0000**

| BUILDING CHARACTERISTICS |            |    |                |  |  |  |  |  |  | MARKET ADJUSTMENTS |  |  |      |                       |           |             |                |                |     | NASSAU COUNTY PROPERTY |      |      |     |                 |        |                   |              |  |  | PAGE 1 of 1 |  |          |  | 4                         |  |  |  |  |              |  |  |  |  |
|--------------------------|------------|----|----------------|--|--|--|--|--|--|--------------------|--|--|------|-----------------------|-----------|-------------|----------------|----------------|-----|------------------------|------|------|-----|-----------------|--------|-------------------|--------------|--|--|-------------|--|----------|--|---------------------------|--|--|--|--|--------------|--|--|--|--|
| ELEMENT                  |            | CD | CONSTRUCTION   |  |  |  |  |  |  |                    |  |  | TYPE | MDL                   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB                    | ECON | FNCT |     | NORM            | % COND | VALUATION SUMMARY |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
| Floor                    |            |    | 2 100          |  |  |  |  |  |  |                    |  |  |      | 0045300               |           | 1,181       |                |                |     | 2000                   | 2000 | 100  | 100 | 0               |        |                   | VALUATION BY |  |  |             |  | STANDARD |  |                           |  |  |  |  |              |  |  |  |  |
| Recreation               | FITNESS CT |    | FITNESS CT 100 |  |  |  |  |  |  |                    |  |  |      | 1 CONDO - 100% - 2025 |           |             |                |                |     |                        |      |      |     | HX Base Yr 2025 |        |                   |              |  |  |             |  |          |  | Tax Group: 4              |  |  |  |  | Tax Dist:    |  |  |  |  |
| Recreation               | GAMEROOM   |    | GAMEROOM 100   |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | BUILDING MARKET VALUE     |  |  |  |  | 226,440      |  |  |  |  |
| Recreation               | POOL       |    | POOL 100       |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  | 0            |  |  |  |  |
| Location                 | CORNER     |    | CORNER 100     |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | TOTAL LAND VALUE - MARKET |  |  |  |  | 0            |  |  |  |  |
| View Lump Sum            | TYPICAL    |    | TYPICAL 100    |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | TOTAL MARKET VALUE        |  |  |  |  | 226,440      |  |  |  |  |
| Balcony                  | FSP        |    | FSP 100        |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | SOH/AGL Deduction         |  |  |  |  | 82,141       |  |  |  |  |
| Parking                  | OPEN       |    | OPEN 100       |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | ASSESSED VALUE            |  |  |  |  | 144,299      |  |  |  |  |
| Bedrooms                 |            |    | 2 100          |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 50,722 |  |  |  |  |
| Bathrooms                |            |    | 2 100          |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | BASE TAXABLE VALUE        |  |  |  |  | 93,577       |  |  |  |  |
| Oth Rooms                |            |    | 2 100          |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | TOTAL JUST VALUE          |  |  |  |  | 226,440      |  |  |  |  |
| User Def                 | FIREPLACE  |    | FIREPLACE 100  |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | NCON VALUE                |  |  |  |  | 0            |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | INCOME VALUE              |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  | 222,000      |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
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|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
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|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
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|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
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|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
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|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
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|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
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|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |
|                          |            |    |                |  |  |  |  |  |  |                    |  |  |      |                       |           |             |                |                |     |                        |      |      |     |                 |        |                   |              |  |  |             |  |          |  |                           |  |  |  |  |              |  |  |  |  |