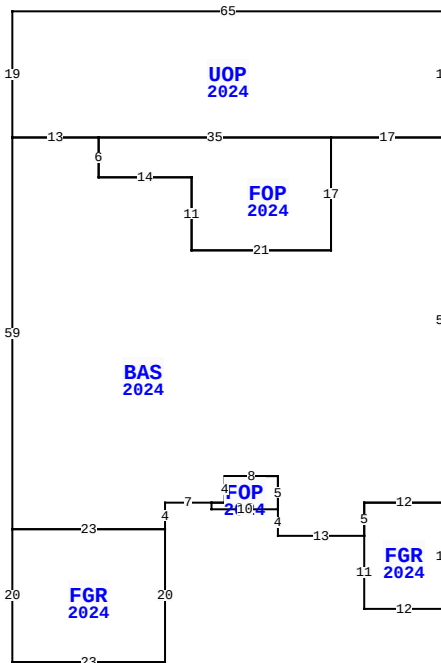


FF FLORIDA RESIDENTIAL LLC
2379 BEVILLE RD
DAYTONA BEACH, FL 32119

27-2N-28-006C-0434-0000

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	VALUATION SUMMARY																																																																																												
Exterior Wall		31	HARDIE BRD 100		0500	11	4,010	131.9886	208.54	836,245	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD																																																																																										
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 0% - 2024													Heated Area: 3259													HX Base Yr																																																																															
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE													836,245																																																																															
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													76,262																																																																															
Interior Floo		11	CLAY TILE 70															TOTAL LAND VALUE - MARKET													200,000																																																																															
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE													1,112,507																																																																															
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													0																																																																															
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													1,112,507																																																																															
Bedrooms			4 100															TOTAL EXEMPTION VALUE													0																																																																															
Bathrooms			3 100															BASE TAXABLE VALUE													1,112,507																																																																															
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE													1,112,507																																																																															
Stories		1.	1. 100															NCON VALUE													0																																																																															
Units			0 100		INCOME VALUE													PREVIOUS YEAR MKT VALUE													1,036,385																																																																															
Quality		03	Quality Level 03															PERMIT NUM													DESCRIPTION													AMT													ISSUED																																																					
DOR CODE		0100	SINGLE FAMILY															23001417													C0																										10/18/2023																																																					
MAP NUM			MKT AREA															B230008062													POOL																										06/23/2023																																																					
NEIGHBORHOOD/LOC		4042.00															B23001417													HTD 3248													600,000													02/01/2023																																																						
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE															SALES DATA																																																																																					
BAS		3,259	100	2024	3,259	679,632														OFF RECORD Number													DATE													TYPE INST													Q U													V I													RSN CD													SALE PRICE												
FGR		192	55	2024	106	22,105														2638/584													5/10/2023													SW													U													V													30													7,893,600												
FGR		460	55	2024	253	52,761														GRANTOR: AMELIA NATIONAL ENTER																																																																																										
FOP		42	30	2024	13	2,711														GRANTEE: FF FLORIDA RESIDENT																																																																																										
FOP		441	30	2024	132	27,527																																																																																																								
UOP		1,235	20	2024	247	51,509																																																																																																								
TOTALS		5,629			4,010	836,245														05/08/2025													MLU																																																																													
EXTRA FEATURES		95418 WILD CHERRY DR, FERNANDINA BEACH													BLD DATE													LGL DATE																																																																																		
															XF DATE													LAND DATE																																																																																		
															INC DATE													AG DATE																																																																																		
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	0502	FP-CUSTOM		0	0	0	0	1.00		UT	10,000.00		10,000.00		100	2024	2023	100	10,000																																																																																											
2	0501	FP-AVERAGE		0	0	0	0	1.00		UT	5,000.00		5,000.00		100	2024	2023	100	5,000																																																																																											
3	0855	CONC PAVER		0	0	0	0	486.00		SF	10.00		10.00		100	2024	2023	100	4,860																																																																																											
4	0861	POOL GUNIT		0	0	0	0	477.00		SF	85.00		85.00		100	2024	2023	98	39,734																																																																																											
5	0871	POOL HTR R		0	0	0	0	1.00		UT	2,000.00		2,000.00		100	2024	2023	97	1,940																																																																																											
6	0600	SUMMER KIT		0	0	0	0	1.00		UT	5,000.00		5,000.00		100	2024	2023	97	4,850																																																																																											
7	0462	ST/AL FNC		0	0	0	0	1,008.00		SF	10.00		10.00		100	2024	2023	98	9,878																																																																																											