

LOT 455  
AMELIA NATIONAL PHASE ONE-C  
SEGMENT THREE & PHASE ONE-E

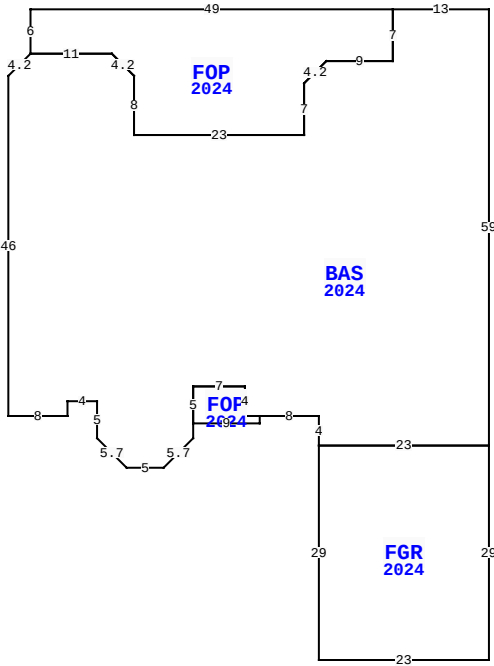
NICHOLS SCOTT & ERICA  
95533 WILD CHERRY DRIVE  
FERNANDINA BEACH, FL 32034

2025

27-2N-28-006C-0455-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100   |      |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 11               | CLAY TILE 100    |      |              |                      |
| Interior Floor           | 01               | NONE 0           |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 03               | FORCED AIR 100   |      |              |                      |
| Bedrooms                 |                  | 4 100            |      |              |                      |
| Bathrooms                |                  | 3 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 1.               | 1. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 03               | Quality Level 03 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA         |      |              | 04                   |
| NEIGHBORHOOD/LOC         | 4042.00          |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 3,116            | 100              | 2024 | 3,116        | 911,461              |
| FGR                      | 667              | 55               | 2024 | 367          | 107,351              |
| FOP                      | 37               | 30               | 2024 | 11           | 3,218                |
| FOP                      | 568              | 30               | 2024 | 170          | 49,727               |
| TOTALS                   | 4,388            |                  |      | 3,664        | 971,757              |

| MARKET ADJUSTMENTS                                                                |     |           |             |                |                |                   |      |                 |      |                |            |
|-----------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|-----------------|------|----------------|------------|
| TYPE                                                                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON            | FNCT | NORM           | % COND     |
| 0500                                                                              | 12  | 3,664     | 185.1300    | 292.51         | 1,071,757      | 2023              | 2023 | 0               | 0    | 0              | 0.00100.00 |
| 1 SFR CUST - 100% - 2024                                                          |     |           |             |                |                | Heated Area: 3116 |      | HX Base Yr 2024 |      |                |            |
|  |     |           |             |                |                |                   |      |                 |      |                |            |
|                                                                                   |     |           |             |                |                | BLD DATE          |      | LGL DATE        |      |                |            |
|                                                                                   |     |           |             |                |                | XF DATE           |      | LAND DATE       |      | 05/08/2025 MLU |            |
|                                                                                   |     |           |             |                |                | INC DATE          |      | AG DATE         |      |                |            |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |        |  |  | PAGE 1 of 1 |  | 4 |
|---------------------------|--|--|--|--|-----------|--|--------|--|--|-------------|--|---|
| VALUATION SUMMARY         |  |  |  |  |           |  |        |  |  |             |  |   |
| VALUATION BY              |  |  |  |  |           |  |        |  |  | STANDARD    |  |   |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |        |  |  |             |  |   |
| BUILDING MARKET VALUE     |  |  |  |  | 1,071,757 |  |        |  |  |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 94,298    |  |        |  |  |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 200,000   |  |        |  |  |             |  |   |
| TOTAL MARKET VALUE        |  |  |  |  | 1,366,055 |  |        |  |  |             |  |   |
| SOH/AGL Deduction         |  |  |  |  | 143,381   |  |        |  |  |             |  |   |
| ASSESSED VALUE            |  |  |  |  | 1,222,674 |  |        |  |  |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB     |  | 50,722 |  |  |             |  |   |
| BASE TAXABLE VALUE        |  |  |  |  | 1,171,952 |  |        |  |  |             |  |   |
| TOTAL JUST VALUE          |  |  |  |  | 1,366,055 |  |        |  |  |             |  |   |
| NCON VALUE                |  |  |  |  | 90,919    |  |        |  |  |             |  |   |
| INCOME VALUE              |  |  |  |  |           |  |        |  |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 1,099,859 |  |        |  |  |             |  |   |
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