

NEWTON HARRY CANNON JR & CAROL REILLY L/E/  
95073 PALM POINTE DR N  
FERNANDINA BEACH, FL 32034

**29-2N-28-0117-0013-0000**



| 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 |                             |      |                           |      | PAGE 1 of 1 |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Exterior Wall            |                  | 31                                       | HARDIE BRD 100       |              | 0900                     | 01       | 2,690     | 98.8608     | 130.50         | 351,045            | 2023    | 2023        |        | 0       | 0                 | 0.00           | 100.00            | VALUATION BY                |      |                           |      |             | STANDARD |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Roof Structure           |                  | 03                                       | GABLE/HIP 100        |              | 1 SNGL FAM - 100% - 2024 |          |           |             |                |                    |         |             |        |         | Heated Area: 2207 |                |                   |                             |      | HX Base Yr 2024           |      |             |          |        | Tax Group: 4 |  |  |  |  | Tax Dist: |  |  |  |  |            |  |  |  |  |
| Roof Cover               |                  | 05                                       | COMP SHNGL 100       |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | BUILDING MARKET VALUE     |      |             |          |        | 351,045      |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Interior Wall            |                  | 05                                       | DRYWALL 100          |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | TOTAL MARKET OB/XF VALUE  |      |             |          |        | 9,290        |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Interior Floor           |                  | 13                                       | LVT/LAMNT 70         |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | TOTAL LAND VALUE - MARKET |      |             |          |        | 125,000      |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Interior Floor           |                  | 14                                       | CARPET 30            |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | TOTAL MARKET VALUE        |      |             |          |        | 485,335      |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Air Condition            |                  | 03                                       | CENTRAL 100          |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | SOH/AGL Deduction         |      |             |          |        | 158,535      |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Heating Type             |                  | 04                                       | AIR DUCTED 100       |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | ASSESSED VALUE            |      |             |          |        | 326,800      |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Bedrooms                 |                  |                                          | 3 100                |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | TOTAL EXEMPTION VALUE     |      |             |          |        | HX HB 50,722 |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Bathrooms                |                  |                                          | 2 100                |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | BASE TAXABLE VALUE        |      |             |          |        | 276,078      |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Frame                    |                  | 02                                       | WOOD FRAME 100       |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | TOTAL JUST VALUE          |      |             |          |        | 485,335      |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Stories                  |                  | 1.                                       | 1. 100               |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | NCON VALUE                |      |             |          |        | 0            |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | INCOME VALUE              |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | PREVIOUS YEAR MKT VALUE   |      |             |          |        | 416,720      |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| Quality                  |                  | 02                                       | Quality Level 02     |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | PERMIT NUM                |      |             |          |        | DESCRIPTION  |  |  |  |  | AMT       |  |  |  |  | ISSUED     |  |  |  |  |
| DOR CODE                 |                  | 0100                                     | SINGLE FAMILY        |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | C0230010502               |      |             |          |        | C0           |  |  |  |  |           |  |  |  |  | 08/16/2023 |  |  |  |  |
| MAP NUM                  |                  |                                          | MKT AREA             |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      | 22011500                  |      |             |          |        | NEW CONSTR   |  |  |  |  | 365,601   |  |  |  |  | 07/27/2022 |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4087.00                                  |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE                              | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE     |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| BAS                      | 2,207            | 100                                      | 2023                 | 2,207        | 288,014                  |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| FGR                      | 714              | 55                                       | 2023                 | 393          | 51,287                   |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| FOP                      | 88               | 30                                       | 2023                 | 26           | 3,393                    |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| FOP                      | 186              | 30                                       | 2023                 | 56           | 7,308                    |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| FST                      | 15               | 55                                       | 2023                 | 8            | 1,044                    |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| TOTALS                   |                  | 3,210                                    |                      |              | 2,690                    | 351,045  |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| EXTRA FEATURES           |                  | 95073 N PALM POINTE DR, FERNANDINA BEACH |                      |              |                          |          |           |             |                |                    |         | BLD DATE    |        | XF DATE |                   | LGL DATE       |                   | 05/06/2025                  |      | MLU                       |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| 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                        | 0855             | CONC PAVER                               | 0                    | 100          | 0                        | 0        |           | 929.00      | SF             | 10.00              |         | 10.00       | 100    | 2023    | 2023              | 100            | 9,290             |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| LAND DESCRIPTION         |                  | TOTAL OB/XF                              |                      |              |                          |          |           |             |                |                    |         | 9,290       |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
| 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                  | 100          |                          | RSF-2    | 0.00      | 0.00        | 1.00           | LT                 |         | 1.00        | 1.00   | 1.00    | 125,000.00        | 125,000.00     | 125,000           |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |
|                          |                  |                                          |                      |              |                          |          |           |             |                |                    |         |             |        |         |                   |                |                   |                             |      |                           |      |             |          |        |              |  |  |  |  |           |  |  |  |  |            |  |  |  |  |