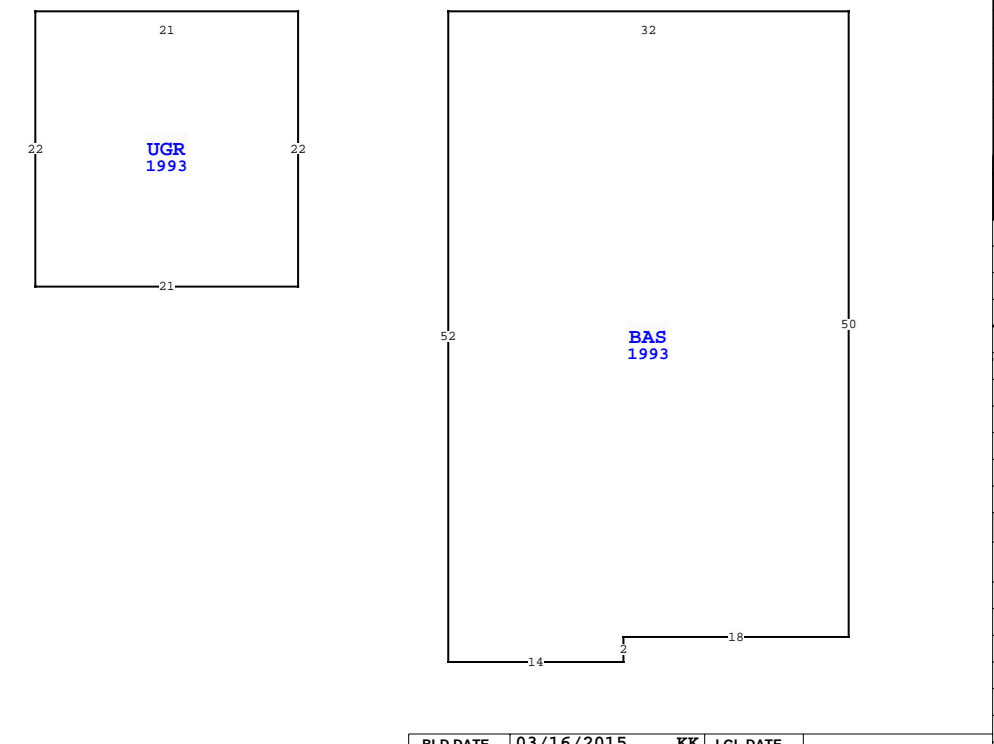


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 17 CB STUCCO 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 70 |
| Interior Floor | 08 SHT VINYL 30 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 03 MASONRY 100 |
| Stories | 1. 1. 100 |
| Units | 0 100 |
| BUD8 Adjustme | 04 DIST 01 100 |
| Occupancy | 00 NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,836 | 113.4000 | 113.40 | 208,202 | 1975 | 1985 | 0 | 0 | 19.50 | 80.50 |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 167,603 |
| TOTAL MARKET OB/XF VALUE | | | 15,817 |
| TOTAL LAND VALUE - MARKET | | | 211,000 |
| TOTAL MARKET VALUE | | | 394,420 |
| SOH/AGL Deduction | | | 249,733 |
| ASSESSED VALUE | | | 144,687 |
| TOTAL EXEMPTION VALUE | SX HX HB | | 100,722 |
| BASE TAXABLE VALUE | | | 43,965 |
| TOTAL JUST VALUE | | | 394,420 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 334,438 |

| | | | | | |
|------------------|------------------|------------------|------|--------------|----------------------|
| Quality | 04 | Quality Level 04 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 04 | | | |
| NEIGHBORHOOD/LOC | 4005.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,628 | 100 | 1993 | 1,628 | 148,615 |
| UGR | 462 | 45 | 1993 | 208 | 18,988 |
| TOTALS | 2,090 | | | 1,836 | 167,603 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| R2107438 | ROOF | 4,000 | 06/08/2021 |
| B2104883 | PIER SUPPORTS/BEA | 13,500 | 04/20/2021 |
| R2103012 | ROOF | 3,500 | 03/12/2021 |
| 95-0291 | REPAIR/RRF | 0 | 02/01/1995 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2217/0414 | 7/26/2018 | QC | U | I | 11 | 100 |
| GRANTOR: WHITLOW DONNA | | | | | | |
| GRANTEE: WHITLOW JOHN & DONN | | | | | | |
| 1695/1196 | 8/27/2010 | WD | Q | I | 02 | 165,000 |
| GRANTOR: RAULERSON ROBERT L & | | | | | | |
| GRANTEE: WHITLOW DONNA | | | | | | |

| EXTRA FEATURES | | 95253 DOUGLAS RD, FERNANDINA BEACH | | | | | | | | | | | | | | |
|----------------|------------|------------------------------------|---------|-----|---|-------|----|--------|----------------|-----------|---------|-------------|------|--------|-----------------|-------|
| 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | | 1.00 | UT 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 44 | 1,540 |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | | 116.00 | SF 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 226 |
| 3 | 0825 | BRICK | 0 | 100 | 0 | 0 | | 81.00 | SF 12.50 | 12.50 | 100 | 1980 | 1980 | 3 | 72 | 729 |
| 4 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | | 48.00 | LF 32.00 | 32.00 | 100 | 2008 | 2008 | 3 | 72 | 1,106 |
| 5 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | | 1.00 | UT 300.00 | 300.00 | 100 | 2008 | 2008 | 3 | 72 | 216 |
| 6 | 0937 | WELL | 0 | 100 | 0 | 0 | | 1.00 | UT 6,000.00 | 6,000.00 | 100 | 0 | 0 | 3 | 100 | 6,000 |
| 7 | 0936 | SEPTC TANK | 0 | 100 | 0 | 0 | | 1.00 | UT 6,000.00 | 6,000.00 | 100 | 0 | 0 | 3 | 100 | 6,000 |

| TOTAL OB/XF | | 15,817 | | | | | | | | | | | | | | | | | | | | | | |
|-------------|----------|--------|-----|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | RES | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 0005 | OR | 0.00 | 0.00 | 2.11 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 211,000 | | | | | | | |

| LAND DESCRIPTION | | TOTAL OB/XF | | 15,817 | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------|-----|--------|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | RES | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 0005 | OR | 0.00 | 0.00 | 2.11 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 211,000 | | | | | | | |