

FRITTS ANTHONY CHRISTOPHER &/ZIMMERMAN JILL ELIZAB  
95180 KAREN WALK  
FERNANDINA BEACH, FL 32034

35-2N-28-1401-0003-0000

| 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            |                  | 05          | AVERAGE 100          |              | 0800                                                                                   | 02       | 924       | 117.6000    | 99.96          | 92,363             | 1999    | 1999        |        | 0       | 0                | 58.00          | 42.00      | VALUATION BY                |          | STANDARD               |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |              | 1 M/H 94+ - 100% - 2000                                                                |          |           |             |                |                    |         |             |        |         | Heated Area: 924 |                |            |                             |          |                        |            |     |     |        | HX Base Yr 2000           |  |           |  |        |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |              | <div><div>14</div><div>66</div><div>14</div><div>66</div><div>BAS<br/>1999</div></div> |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        | Tax Group: 4              |  | Tax Dist: |  |        |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        | BUILDING MARKET VALUE     |  | 38,792    |  |        |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 90            |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        | TOTAL MARKET OB/XF VALUE  |  | 10,566    |  |        |  |  |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 10         |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        | TOTAL LAND VALUE - MARKET |  | 170,750   |  |        |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        | TOTAL MARKET VALUE        |  | 220,108   |  |        |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        | SOH/AGL Deduction         |  | 136,756   |  |        |  |  |  |  |  |
| Bedrooms                 |                  |             | 3 100                |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        | ASSESSED VALUE            |  | 83,352    |  |        |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100                |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        | TOTAL EXEMPTION VALUE     |  | HX HB     |  | 50,722 |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        | BASE TAXABLE VALUE        |  | 32,630    |  |        |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        | TOTAL JUST VALUE          |  | 220,108   |  |        |  |  |  |  |  |
| Units                    |                  |             | 0 100                |              | NCON VALUE                                                                             |          | 0         |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              | INCOME VALUE                                                                           |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              | PREVIOUS YEAR MKT VALUE                                                                |          | 175,413   |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| Quality                  |                  | 03          | Quality Level 03     |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| DOR CODE                 |                  | 0200        | MOBILE HOME          |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |              |                                                                                        |          | 04        |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4007.00     |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE                                                                   |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| BAS                      | 924              | 100         | 1999                 | 924          | 38,792                                                                                 |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| TOTALS                   |                  | 924         |                      | 924          | 38,792                                                                                 |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              | 95180 KAREN WALK, FERNANDINA BEACH                                                     |          |           |             |                |                    |         |             |        |         | BLD DATE         |                |            |                             | LGL DATE |                        | 05/09/2025 |     | 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                        | 0510             | GARAGE WD-  | 0 100                | 26           | 20                                                                                     | 520.00   | SF        | 26.25       | 26.25          | 100                | 2001    | 2001        | 3      | 28      | 3,822            |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| 2                        | 1242             | WD DECK A   | 0 100                | 12           | 16                                                                                     | 192.00   | SF        | 10.00       | 10.00          | 100                | 2010    | 2010        | 3      | 40      | 768              |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| 3                        | 0752             | USP         | 0 100                | 32           | 12                                                                                     | 384.00   | SF        | 15.00       | 15.00          | 100                | 2010    | 2010        | 3      | 56      | 3,226            |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| 4                        | 1242             | WD DECK A   | 0 100                | 0            | 0                                                                                      | 550.00   | SF        | 10.00       | 10.00          | 100                | 2012    | 2012        | 3      | 50      | 2,750            |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              | TOTAL OB/XF                                                                            |          |           |             |                |                    |         |             |        |         | 10,566           |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| 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          |                                                                                        | OR       | 0.00      | 0.00        | 1.70           | AC                 |         | 1.00        | 1.00   | 1.00    | 100,000.00       | 100,000.00     | 170,000    |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
| 2                        | 009530           | C           | POND                 | 100          |                                                                                        |          |           |             | 0.30           | AC                 |         | 1.00        | 1.00   | 1.00    | 2,500.00         | 2,500.00       | 750        |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |
|                          |                  |             |                      |              |                                                                                        |          |           |             |                |                    |         |             |        |         |                  |                |            |                             |          |                        |            |     |     |        |                           |  |           |  |        |  |  |  |  |  |