

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 60 |
| Interior Floo | 14 | CARPET | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 2. | 2. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 04 | Quality Level 04 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4015.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,433 | 100 | 2001 |
| FGR | 478 | 55 | 2001 |
| FOP | 61 | 30 | 2001 |
| FOP | 63 | 30 | 2001 |
| FSP | 146 | 40 | 2001 |
| FUS | 429 | 100 | 2001 |
| TOTALS | 2,610 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,220 | 121.2162 | 160.01 | 355,222 | 2001 | 2001 | 0 | 0 | 11.50 | 88.50 |
| 1 SNGL FAM - 100% - 2025 | | | | | | | | | | | |
| Heated Area: 1862 | | | | | | | | | | | |
| HX Base Yr 2025 | | | | | | | | | | | |
| | | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | |
| LAND DATE | | | | | | | | | | 03/19/2024 | MLU |
| AG DATE | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 7 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 314,371 |
| TOTAL MARKET OB/XF VALUE | | | 2,592 |
| TOTAL LAND VALUE - MARKET | | | 250,000 |
| TOTAL MARKET VALUE | | | 566,963 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 566,963 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 516,241 |
| TOTAL JUST VALUE | | | 566,963 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 551,998 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 007351 | NEW CONSTR | 104,000 | 07/01/2000 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 2075/1253 | 10/03/2016 | WD Q | Q | I | 01 | 296,000 |
| GRANTOR: RAINES DAVID L & SHIR | | | | | | |
| GRANTEE: STANFIELD MILDRED E | | | | | | |
| 0991/0698 | 6/11/2001 | WD Q | Q | I | | 253,200 |
| GRANTOR: BRYLEN HOMES LTD | | | | | | |
| GRANTEE: RAINES DAVID L & SH | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 631.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 79 | 2,592 | |

| BUILDING NOTES | |
|------------------------------------|--|
| 95358 VILLAGE DR, FERNANDINA BEACH | |

| BUILDING DIMENSIONS | |
|--|--|
| FSP=[YR=2001] W2 N2 W10 S2 W2 BAS=[YR=2001] W16 S47 | |
| FOP=[YR=2001] S7 E10N4 W3 N3 W7 \$ E7 S3 E3 S4 FGR=[YR=2001] | |
| S8 W2 POP=[YR=2001] W7 S9 E7 N9 \$ S9 E2 S6 E20 N23 W20 \$ E20 | |
| N45 W14 N9 \$ S9 E14 N9 \$ PTR= E15 FUS=[YR=2001] E29 S13 W25 | |
| S13 W4 N26 \$ W15 \$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | 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 | 000116 | C | RES MARSH | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 250,000.00 | 250,000.00 | 250,000 | | | | | | | |