



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 100  |
| Roof Structur            | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 90  |
| Roof Cover               | 13  | STAND SEAM 10  |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 11  | CLAY TILE 80   |
| Interior Floo            | 14  | CARPET 20      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 3 100          |
| Bathrooms                |     | 3.5 100        |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    |     | 0 100          |

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| Quality | 03 | Quality Level 03 |
|---------|----|------------------|

|          |      |               |
|----------|------|---------------|
| DOR CODE | 0100 | SINGLE FAMILY |
|----------|------|---------------|

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

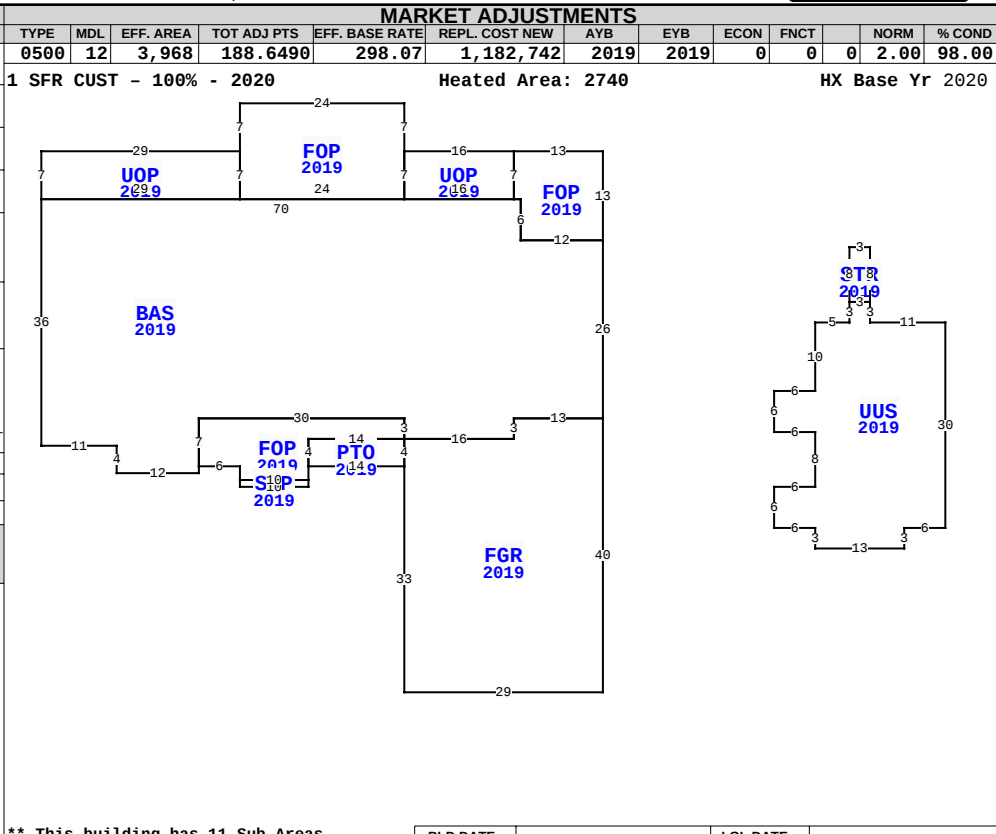
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4014.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,740            | 100         | 2019 | 2,740        | 800,378              |
| FGR       | 1,112            | 55          | 2019 | 612          | 178,771              |
| FOP       | 163              | 30          | 2019 | 49           | 14,313               |
| FOP       | 174              | 30          | 2019 | 52           | 15,190               |
| FOP       | 336              | 30          | 2019 | 101          | 29,503               |
| PTO       | 56               | 5           | 2019 | 3            | 876                  |
| STP       | 10               | 10          | 2019 | 1            | 292                  |
| STR       | 24               | 10          | 2019 | 2            | 584                  |
| UOP       | 112              | 20          | 2019 | 22           | 6,427                |
| UOP       | 203              | 20          | 2019 | 41           | 11,977               |
| TOTALS    | 5,620            |             |      | 3,968        | 1,159,087            |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

|   |      |            |   |     |     |    |          |    |          |  |  |  |  |  |  |  |  |  |  |
|---|------|------------|---|-----|-----|----|----------|----|----------|--|--|--|--|--|--|--|--|--|--|
| 1 | 0855 | CONC PAVER | 0 | 100 | 0   | 0  | 3,175.00 | SF | 10.00    |  |  |  |  |  |  |  |  |  |  |
| 2 | 1123 | CB 8"      | 0 | 100 | 20  | 7  | 140.00   | SF | 6.15     |  |  |  |  |  |  |  |  |  |  |
| 3 | 0600 | SUMMER KIT | 0 | 100 | 0   | 0  | 1.00     | UT | 5,000.00 |  |  |  |  |  |  |  |  |  |  |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0   | 0  | 540.00   | SF | 85.00    |  |  |  |  |  |  |  |  |  |  |
| 5 | 0855 | CONC PAVER | 0 | 100 | 22  | 15 | 330.00   | SF | 10.00    |  |  |  |  |  |  |  |  |  |  |
| 6 | 0462 | ST/AL FNC  | 0 | 100 | 170 | 0  | 680.00   | SF | 10.00    |  |  |  |  |  |  |  |  |  |  |
| 7 | 0463 | FENCE GATE | 0 | 100 | 0   | 0  | 2.00     | UT | 300.00   |  |  |  |  |  |  |  |  |  |  |
|   |      |            |   |     |     |    |          |    |          |  |  |  |  |  |  |  |  |  |  |
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|   |      |            |   |     |     |    |          |    |          |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000135   | C   |
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|----------------------------------------|----------|-----------|------------|-----|
| ** This building has 11 Sub-Areas      | BLD DATE | LGL DATE  | 03/26/2025 | MLU |
| 96187 BRADY POINT RD, FERNANDINA BEACH | XF DATE  | LAND DATE |            |     |
|                                        | INC DATE | AG DATE   |            |     |

| 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     | 3,175.00 | SF    | 10.00          | 100       | 2019    | 2019        | 3 | 97     | 30,798          |       |
| 2   | 1123       | CB 8"       | 0       | 100 | 20  | 7     | 140.00   | SF    | 6.15           | 100       | 2019    | 2019        | 3 | 97     | 835             |       |
| 3   | 0600       | SUMMER KIT  | 0       | 100 | 0   | 0     | 1.00     | UT    | 5,000.00       | 100       | 2019    | 2019        | 3 | 82     | 4,100           |       |
| 4   | 0861       | POOL GUNIT  | 0       | 100 | 0   | 0     | 540.00   | SF    | 85.00          | 100       | 2020    | 2020        | 3 | 90     | 41,310          |       |
| 5   | 0855       | CONC PAVER  | 0       | 100 | 22  | 15    | 330.00   | SF    | 10.00          | 100       | 2020    | 2020        | 3 | 98     | 3,234           |       |
| 6   | 0462       | ST/AL FNC   | 0       | 100 | 170 | 0     | 680.00   | SF    | 10.00          | 100       | 2020    | 2020        | 3 | 90     | 6,120           |       |
| 7   | 0463       | FENCE GATE  | 0       | 100 | 0   | 0     | 2.00     | UT    | 300.00         | 100       | 2020    | 2020        | 3 | 95     | 570             |       |
|     |            |             |         |     |     |       |          |       |                |           |         |             |   |        |                 |       |
|     |            |             |         |     |     |       |          |       |                |           |         |             |   |        |                 |       |
|     |            |             |         |     |     |       |          |       |                |           |         |             |   |        |                 |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000135   | C   |
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| NASSAU COUNTY PROPERTY    |           |           |
|---------------------------|-----------|-----------|
| VALUATION BY              | STANDARD  |           |
| Tax Group: 4              | Tax Dist: |           |
| BUILDING MARKET VALUE     |           | 1,159,087 |
| TOTAL MARKET OB/XF VALUE  |           | 86,967    |
| TOTAL LAND VALUE - MARKET |           | 212,500   |
| TOTAL MARKET VALUE        |           | 1,458,554 |
| SOH/AGL Deduction         |           | 729,754   |
| ASSESSED VALUE            |           | 728,800   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722    |
| BASE TAXABLE VALUE        |           | 678,078   |
| TOTAL JUST VALUE          |           | 1,458,554 |
| NCON VALUE                |           | 0         |
| INCOME VALUE              |           |           |
| PREVIOUS YEAR MKT VALUE   |           | 1,110,365 |

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| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1901603   | CO ISSUED   | 0       | 11/19/2019 |
| B1908571   | SWIM POOL   | 50,000  | 10/01/2019 |
| B1901603   | NEW CONSTR  | 503,261 | 03/01/2019 |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |

| SALES DATA                   |            |           |
|------------------------------|------------|-----------|
| OFF RECORD Number            | DATE       | TYPE INST |
| 9999/9999                    | 12/20/2019 | CN U V    |
| GRANTOR: MCCARROLL MALLORY E |            |           |
| GRANTEE: SMITH MIKE G        |            |           |
| 2234/1834                    | 11/02/2018 | WD Q V 02 |
| GRANTOR: ESB INVESTMENTS LLC |            |           |
| GRANTEE: MCCARROLL MALLORY E |            |           |

| BUILDING NOTES |  |  |
|----------------|--|--|
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|                |  |  |
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| BUILDING DIMENSIONS                                              |  |  |
|------------------------------------------------------------------|--|--|
| FOP=[YR=2019] W13 UOP=[YR=2019] W16 FOP=[YR=2019] N7 W24         |  |  |
| S7 UOP=[YR=2019] W29 S7 BAS=[YR=2019] S36 E11 S4 E12 N1          |  |  |
| FOP=[YR=2019] E6 S2 STP=[YR=2019] S1 E10 N1 W10 \$ E10 N2        |  |  |
| PTO=[YR=2019] E14 FGR=[YR=2019] S33 E29 N40 W13 S3 W16 S4 \$     |  |  |
| N4 W14 S4\$ N4 E14 N3 W30 S7 \$ N7 E30 S3 E16 N3 E13 N26 W12 N6  |  |  |
| W70\$ E29 N7 \$ S7 E24 N7 \$ S7 E16 N7 \$ S7 E1 S6 E12 N13       |  |  |
| \$PTR=E25 S35 UUS=[YR=2019] E6 N10 E5 N3 STR=[YR=2019] N8 E3     |  |  |
| S8W3\$ E3 S3 E11 S30 W6 S3 W13 N3W6 N6 E6 N8 W6 N6 \$ N35 W25\$. |  |  |