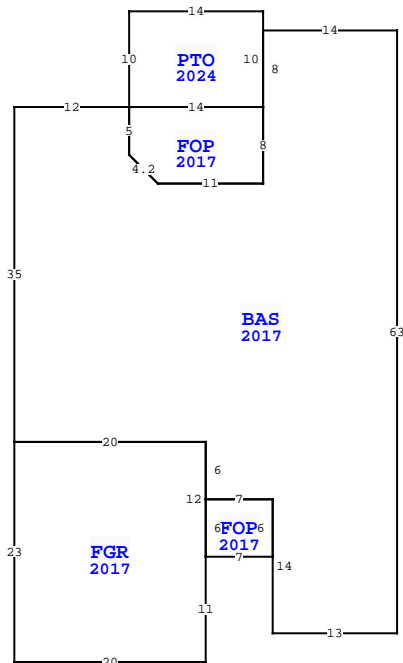


| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|---------------------|-------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 31 HARDIE BRD 100 | | | | |
| Roof Structur | 03 GABLE/HIP 100 | | | | |
| Roof Cover | 03 COMP SHNGL 100 | | | | |
| Interior Wall | 05 DRYWALL 100 | | | | |
| Interior Floo | 14 CARPET 60 | | | | |
| Interior Floo | 08 SHT VINYL 40 | | | | |
| Air Condition | 03 CENTRAL 100 | | | | |
| Heating Type | 04 AIR DUCTED 100 | | | | |
| Bedrooms | 3 100 | | | | |
| Bathrooms | 2 100 | | | | |
| Frame | 02 WOOD FRAME 100 | | | | |
| Stories | 1. 1. 100 | | | | |
| Units | 0 100 | | | | |
| Occupancy | 00 NONE 100 | | | | |
| Quality | 05 Quality Level 05 | | | | |
| DOR CODE | 0100 SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA 04 | | | | |
| NEIGHBORHOOD/LOC | 4068.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,707 | 100 | 2017 | 1,707 | 194,556 |
| FGR | 460 | 55 | 2017 | 253 | 28,836 |
| FOP | 42 | 30 | 2017 | 13 | 1,482 |
| FOP | 108 | 30 | 2017 | 32 | 3,647 |
| PTO | 140 | 5 | 2024 | 7 | 798 |
| TOTALS | 2,457 | | | 2,012 | 229,318 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,012 | 117.5020 | 117.50 | 236,410 | 2017 | 2017 | 0 | 0 | 0 | 3.00 | 97.00 |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1707 HX Base Yr | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|--|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 229,318 |
| TOTAL MARKET OB/XF VALUE | | | 3,096 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 317,414 |
| SOH/AGL Deduction | | | 42,427 |
| ASSESSED VALUE | | | 274,987 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 274,987 |
| TOTAL JUST VALUE | | | 317,414 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 297,113 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| C1705900 | CO ISSUED | 0 | 12/21/2017 |
| B1705900 | NEW CONSTR | 218,695 | 07/03/2017 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2188/1179 | 4/03/2018 | WD Q | Q | I | 01 | 197,000 |
| GRANTOR: WILLIAMS HUGH E & WIL | | | | | | |
| GRANTEE: 503 CENTRE ST LLC | | | | | | |
| 2170/0863 | 12/27/2017 | WD Q | Q | I | 01 | 189,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: WILLIAMS HUGH E & W | | | | | | |

| 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 | 0 | 0 | | | 5.20 | 100 | 2017 | 2017 | 3 | 96 | 2,796 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 16 | 3 | | 6.50 | 100 | 2017 | 2017 | 3 | 96 | 300 | |

| TOTAL OB/XF | | | | | | | | | | | | | 3,096 |
|---------------------------------|---------|----------|------------|-----------|---------|-----|--|--|--|--|--|--|-------|
| 9520 SIENA CT, FERNANDINA BEACH | | | | | | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | |
| | | | 04/25/2025 | | | MLU | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2017;ORIG=0,0] W14 S8 S8 W11 U3L3 N5 W12 S35 E20 S6 E7 S14 E13 N63 \$ | |
| FGR=[YR=2017;ORIG=-40,43] S23 E20 N11 N12 W20 \$ | |
| FOP=[YR=2017;ORIG=-14,8] W14 S5 D3R3 E11 N8 \$ | |
| FOP=[YR=2017;ORIG=-20,55] E7 N6 W7 S6 \$ | |
| PTO=[YR=2024;ORIG=-28,-2] E14 S10 W14 N10 \$ | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | 3,096 | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000134 | C | RES POND | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |