IN OR 2635/1801
ESMT OR 942/1202
EX 1-5 1-6 1-7 & 1-18

**BETH GIBBS LLC**
603 FLETCHER AVE S
FERNANDINA BEACH, FL 32034

**2025**

**43-2N-28-0000-0001-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

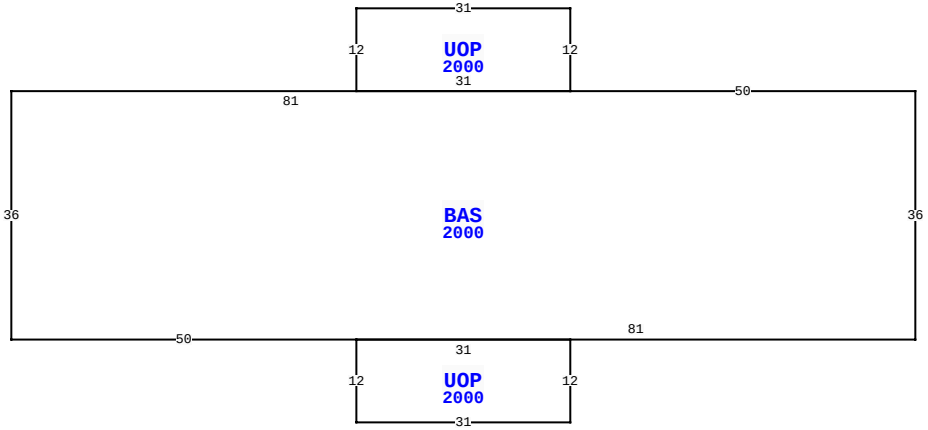
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 70 |
| Exterior Wall | 29 | NONE 30 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 01 | NONE 70 |
| Interior Floo | 03 | CONC FINSH 30 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 4,716 | 100 | 2000 | 4,716 | 23,561 |
| UOP | 372 | 20 | 2000 | 74 | 370 |
| UOP | 372 | 20 | 2000 | 74 | 370 |
| TOTALS | 5,460 | | | 4,864 | 24,300 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8800 | 04 | 4,864 | 29.7432 | 12.49 | 60,751 | 2000 | 2000 | 0 | 0 | 0 | 60.00 | 40.00 |

1 STABLES – 0% - 2024 Heated Area: 4716 HX Base Yr




95447 TAMMY TRL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 38,815 |
| TOTAL MARKET OB/XF VALUE | 4,877 |
| TOTAL LAND VALUE - MARKET | 1,419,975 |
| TOTAL MARKET VALUE | 1,463,667 |
| SOH/AGL Deduction | 48,525 |
| ASSESSED VALUE | 1,415,142 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,415,142 |
| TOTAL JUST VALUE | 1,463,667 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,286,493 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 002634 | REPAIR/RRF | 0 | 07/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2635/1801 | 4/28/2023 | QC | U | I | 11 | 100 |
| GRANTOR: GIBBS PAUL A & ELIZAB | | | | | | |
| GRANTEE: BETH GIBBS LLC | | | | | | |
| 2454/0987 | 4/21/2021 | SW | Q | I | 01 | 820,000 |
| GRANTOR: HIGH FIVE FARM LLC | | | | | | |
| GRANTEE: GIBBS PAUL A & ELIZ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W50 UOP=[YR=2000] N12 W31 S12 E31 $ W81 S36 E50 UOP=[YR=2000] S12 E31 N12 W31 $ E81 N36 $ .

## EXTRA FEATURES

| LN | 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 | 0681 | POLE SHED | 0 | 0 | 36 | 24 | 864.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 36 | 4,666 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 12 | 8 | 96.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 211 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,877

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0 | | OR | 0.00 | 0.00 | 23.30 | AC | | 1.00 | 1.00 | 0.60 | 100,000.00 | 60,000.00 | 1,398,000 | | | | | | | |
| 2 | 009630 | C | SWAMP | 0 | | OR | 0.00 | 0.00 | 10.45 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 5,225 | | | | | | | |
| 3 | 009530 | C | POND | 0 | | OR | | | 2.95 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 7,375 | | | | | | | |
| 4 | 009600 | C | WASTELAND | 0 | | OR | | | 3.75 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 9,375 | | | | | | | |

REVIEW DATE 04/30/2025 BY NW Total Acres: 40.45 Total Land Value: 1,419,975 Market: 0 Agricultural: 0 Common: 1,419,975 PRINTED 07/30/2025 BY SYS

IN OR 2635/1801
ESMT OR 942/1202
EX 1-5 1-6 1-7 & 1-18

BETH GIBBS LLC
603 FLETCHER AVE S
FERNANDINA BEACH, FL 32034

**2025**

**43-2N-28-0000-0001-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

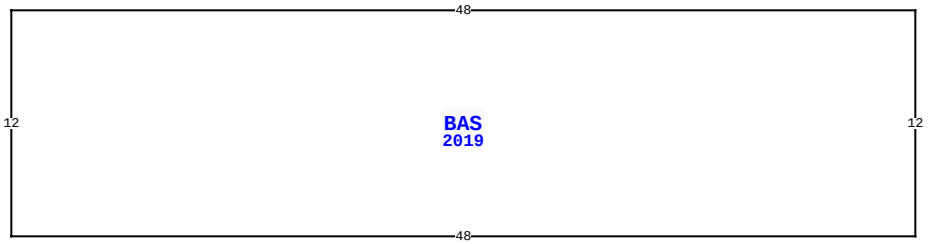
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 576 | 100 | 2019 | 576 | 14,515 |
| TOTALS | 576 | | | 576 | 14,515 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 576 | 105.0000 | 84.00 | 48,384 | 1990 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 2024 Heated Area: 576 HX Base Yr




95447 TAMMY TRL, FERNANDINA BEACH

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|---|---|---|---|
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| XF DATE | | LAND DATE | 05/09/2025 MLU |
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| GRANTOR: GIBBS PAUL A & ELIZAB | | | | | | |
| GRANTEE: BETH GIBBS LLC | | | | | | |
| 2454/0987 | 4/21/2021 | SW | Q | I | 01 | 820,000 |
| GRANTOR: HIGH FIVE FARM LLC | | | | | | |
| GRANTEE: GIBBS PAUL A & ELIZ | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019] W48 S12 E48 N12$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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