

| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 20  | FACE BRICK 100 |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 14  | CARPET 70      |
| Interior Floo            | 11  | CLAY TILE 30   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 3 100          |
| Bathrooms                |     | 3 100          |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    |     | 0 100          |
| BUD8 Adjustme            | 04  | DIST 01 100    |
| Occupancy                | 00  | NONE 100       |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |       |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0900               | 11  | 3,910     | 127.9017    | 168.83         | 660,125        | 1987 | 1997 |      | 0    | 0    | 20.25  | 79.75 |

1 SNGL FAM - 0% - 2024  
Heated Area: 2964  
HX Base Yr

| NASSAU COUNTY PROPERTY    |  |           | PAGE 1 of 1 | 4 |
|---------------------------|--|-----------|-------------|---|
| VALUATION SUMMARY         |  |           |             |   |
| VALUATION BY              |  | STANDARD  |             |   |
| Tax Group: 4              |  | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |  | 526,450   |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 17,570    |             |   |
| TOTAL LAND VALUE - MARKET |  | 248,600   |             |   |
| TOTAL MARKET VALUE        |  | 792,620   |             |   |
| SOH/AGL Deduction         |  | 74,855    |             |   |
| ASSESSED VALUE            |  | 717,765   |             |   |
| TOTAL EXEMPTION VALUE     |  | 0         |             |   |
| BASE TAXABLE VALUE        |  | 717,765   |             |   |
| TOTAL JUST VALUE          |  | 792,620   |             |   |
| NCON VALUE                |  | 0         |             |   |
| INCOME VALUE              |  | 0         |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 652,514   |             |   |

| Quality                  |                  | 03 Quality Level 03 |      |              |                      |
|--------------------------|------------------|---------------------|------|--------------|----------------------|
| DOR CODE                 |                  | 0100 SINGLE FAMILY  |      |              |                      |
| MAP NUM                  |                  | MKT AREA 04         |      |              |                      |
| NEIGHBORHOOD/LOC 4020.00 |                  |                     |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE         | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,524            | 100                 | 1993 | 1,524        | 205,194              |
| BAS                      | 720              | 100                 | 1996 | 720          | 96,943               |
| DCK                      | 703              | 10                  | 1997 | 70           | 9,425                |
| FEP                      | 180              | 80                  | 1993 | 144          | 19,389               |
| FGR                      | 540              | 55                  | 1993 | 297          | 39,989               |
| FOP                      | 16               | 30                  | 1993 | 5            | 673                  |
| FUS                      | 720              | 100                 | 1997 | 720          | 96,943               |
| UGR                      | 956              | 45                  | 1996 | 430          | 57,896               |
| TOTALS                   | 5,359            |                     |      | 3,910        | 526,450              |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B017782    | CHNGE SRVC  | 0      | 02/01/2001 |
| 96 2600    | ADDITION    | 0      | 03/04/1996 |
| 3622       | NEW CONSTR  | 68,503 | 09/18/1986 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0737/0528         | 8/23/1995 | WD Q      | Q   | I   |        | 170,000    |

GRANTOR: FORSE DAVID P  
GRANTEE: WIRTH RONALD L & LI  
0497/0401 9/01/1986 WD U V 30,500  
GRANTOR:  
GRANTEE:

96239 MARSH HEN RD, FERNANDINA BEACH  
BLD DATE 03/03/2023 NW LGL DATE 05/07/2025 MLU  
XF DATE  
INC DATE

| 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              | 0500       | FP-PRE FAB  | 0       | 0 | 0   | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1987    | 1987        | 3 | 60     | 2,100           |       |
| 2              | 0810       | CONCRETE A  | 0       | 0 | 35  | 700.00 | SF | 6.50     | 6.50           | 100       | 1987    | 1987        | 3 | 49.5   | 2,252           |       |
| 3              | 0300       | BOAT DCK W  | 0       | 0 | 212 | 848.00 | SF | 40.00    | 40.00          | 100       | 2000    | 2000        | 3 | 27     | 9,158           |       |
| 4              | 0810       | CONCRETE A  | 0       | 0 | 16  | 560.00 | SF | 6.50     | 6.50           | 100       | 1996    | 1996        | 3 | 70     | 2,548           |       |
| 5              | 0300       | BOAT DCK W  | 0       | 0 | 14  | 140.00 | SF | 40.00    | 40.00          | 100       | 2000    | 2000        | 3 | 27     | 1,512           |       |

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

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| DCK=[YR=1997] W32 S8 D13 L9 W3 S5 W7 D4 L4 S8<br>BAS=[YR=1993] S28 E31 FOP=[YR=1993] E4 FGR=[YR=1993] S27<br>UGR=[YR=1996] S14 W11 S18 E33 N59 W2 S27 W20\$ E20 N27 W20\$<br>N4 W4 S4\$ N4 E4 S4 E20 N28 BAS=[YR=1996] N30 W24 S18<br>FEP=[YR=1993] W15 S12 E15 N12\$ S12 E24\$ W55\$ E16 N12 E15 N18<br>E24 N8\$ PTR= E15 FUS=[YR=1997] E24 S30 W24 N30\$ W15\$ . |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |         |        |             |           |     |          | TOTAL OB/XF 17,570 |         |            |                |            |                             |      |         |      |     |    |        |  |
|------------------|----------|-----|----------------------|-----|------|----------|---------|--------|-------------|-----------|-----|----------|--------------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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            | 0   | 0005 | RSF      | 1100.00 | 391.00 | 100.00      | FF        | 5   | 1.13     | 1.00               | 1.13    | 2,200.00   | 2,486.00       | 248,600    |                             |      |         |      |     |    |        |  |