

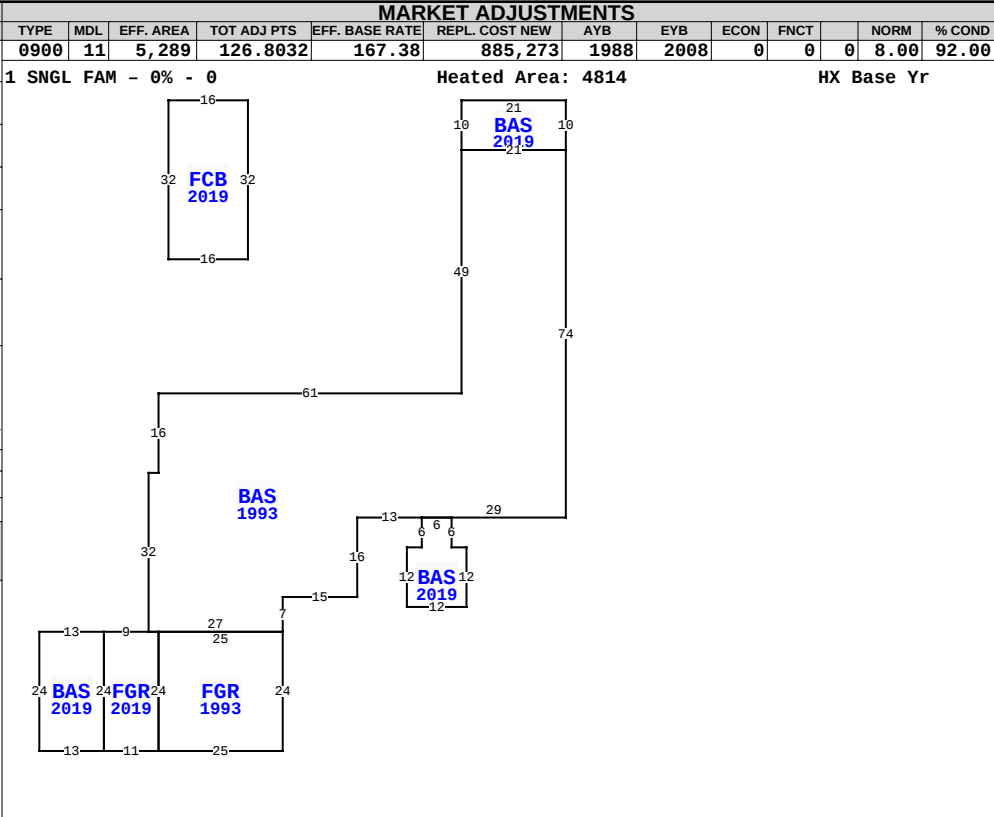


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

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	3,958	100	1993	3,958	609,491
BAS	180	100	2019	180	27,718
BAS	210	100	2019	210	32,338
BAS	312	100	2019	312	48,045
FCB	512	30	2019	154	23,715
FGR	600	55	1993	330	50,816
FGR	264	55	2019	145	22,328



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1985	1985	3	20	720	
3	0920	CWALL-WD/M	0	0	0	0	450.00	LF	390.00	390.00	100	2018	2018	3	78	136,890	
4	0857	SANDSTONE/	0	0	62	2	124.00	SF	16.00	16.00	100	2019	2019	3	99	1,964	
5	0861	POOL GUNIT	0	0	0	0	792.00	SF	85.00	85.00	100	2019	2019	3	87	58,568	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	
7	0857	SANDSTONE/	0	0	0	0	2,775.00	SF	16.00	16.00	100	2019	2019	3	99	43,956	
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2019	2019	3	82	16,400	
9	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
10	0300	BOAT DCK W	0	0	0	0	1,140.00	SF	40.00	40.00	100	2022	2022	3	95	43,320	

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
1	000116	C	RES MARSH	0		RSF	1298.00	328.00	298.00	FF		1.00	1.00	0.75	2,200.00	1,650.00	491,700		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										867,693									
TOTAL LAND VALUE - MARKET										329,874									
TOTAL MARKET VALUE										491,700									
SOH/AGL Deduction										99,237									
ASSESSED VALUE										1,590,030									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										1,590,030									
TOTAL JUST VALUE										1,689,267									
NCON VALUE										0									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										1,619,493									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012860	GARAGE	62,693	12/18/2019
B1704094	SOLAR PV	28,599	07/01/2017
B1701525	SWIM POOL	42,500	03/01/2017
B1700075	ADDITION	125,399	01/11/2017
2416	H/AC	4,000	01/07/1988
4967	NEW CONSTR	4,000	01/07/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2033/1048	3/04/2016	WD	Q	I	05	610,000	
GRANTOR: FELIX NANCY A &							
GRANTEE: 4-Y PROPERTIES LLC							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] W21 S10 BAS=[YR=1993] S49 W61 S16 W2 S32									
FGR=[YR=2019] W9 BAS=[YR=2019] W13 S24 E13 N24\$ S24 E11									
FGR=[YR=1993] E25 N24 W25 S24\$ N24 W2\$ E27 N7 E15 N16 E13									
BAS=[YR=2019] S6 W3 S12 E12 N12 W3 N6 W6\$ E29 N74 W21\$ E21									
N10\$ PTR= W64 FCB=[YR=2019] W16 S32 E16 N32\$ E64\$.									

4-Y PROPERTIES LLC
96203 MARSH HEN RD
FERNANDINA BEACH, FL 32034

46-3N-28-5055-0006-0000

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