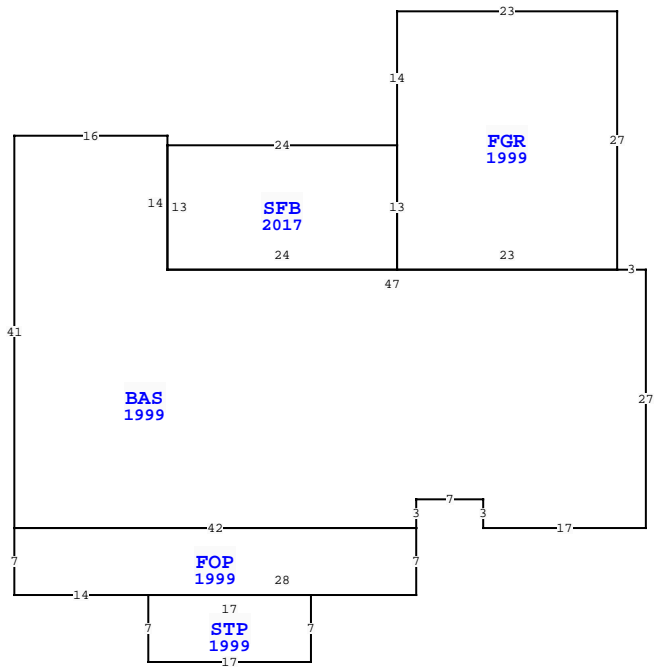




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 50 |
| Interior Floor | 14 | CARPET | 50 |
| 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 | 03 | Quality Level 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4021.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,985 | 100 | 1999 |
| FGR | 621 | 55 | 1999 |
| FOP | 294 | 30 | 1999 |
| SFB | 312 | 80 | 2017 |
| STP | 119 | 10 | 1999 |
| TOTALS | 3,331 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0900 | 01 | 2,677 | 110.8800 | 146.36 | 391,806 | 1999 | 2002 | 0 | 0 | 11.00 | 89.00 | | |
| 1 SNGL FAM - 0% - 2023 Heated Area: 2235 HX Base Yr | | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|--------------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | Tax Group: 4 | Tax Dist: | STANDARD |
| BUILDING MARKET VALUE | | | 348,707 |
| TOTAL MARKET OB/XF VALUE | | | 25,003 |
| TOTAL LAND VALUE - MARKET | | | 125,000 |
| TOTAL MARKET VALUE | | | 498,710 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 498,710 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 498,710 |
| TOTAL JUST VALUE | | | 498,710 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 453,739 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| B1633271 | ADDITION | 29,267 | 10/01/2016 |
| B25408 | ADDITION | 1,300 | 12/01/2011 |
| B17364 | POOL ENC | 7,466 | 10/01/2006 |
| B17015 | SWIM POOL | 40,236 | 01/01/2006 |
| 9905677 | NEW CONSTR | 93,244 | 01/01/1999 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2604/1520 | 11/28/2022 | WD | Q | I | 01 | 485,000 |
| GRANTOR: OP GOLD LLC | | | | | | |
| GRANTEE: TOTTH LAYOSH & KATAL | | | | | | |
| 2550/0475 | 3/25/2022 | WD | U | I | 11 | 100 |
| GRANTOR: CHRISTOPHER ROBERTA L | | | | | | |
| GRANTEE: OP GOLD LLC | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | BLD DATE | | LGL 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 | 0810 | CONCRETE A | 0 | 0 | 80 | 3 | 240.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 75 | 1,170 | | | | | | | | | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 1,780.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 75 | 8,678 | | | | | | | | | |
| 3 | 0861 | POOL GUNIT | 0 | 0 | 0 | 0 | 288.00 | SF | 85.00 | 85.00 | 100 | 2006 | 2006 | 3 | 40 | 9,792 | | | | | | | | | |
| 4 | 0911 | SCRN RM A | 0 | 0 | 0 | 0 | 640.00 | SF | 17.50 | 17.50 | 100 | 2006 | 2006 | 3 | 24 | 2,688 | | | | | | | | | |
| 5 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 352.00 | SF | 7.25 | 7.25 | 100 | 2006 | 2006 | 3 | 86 | 2,195 | | | | | | | | | |
| 6 | 0871 | POOL HTR R | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 24 | 480 | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | 3,331 | | 2,677 | 348,707 | | | | | | | | |

94120 FIDDLERS WALK LN, FERNANDINA BEACH

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BLD DATE | | | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | | | |
| 05/06/2025 MLU | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1999] W3 FGR=[YR=1999] N27 W23 S14 SFB=[YR=2017] W24 S13 E24 N13 \$ S13 E23 \$ W47 N14 W16 S41 FOP=[YR=1999] S7 E14 STP=[YR=1999] S7 E17 N7 W17 \$ E28 N7 W42 \$ E42 N3 E7 S3 E17 N27 \$. | | | | | | | | | | | | | |

| 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 | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | RES | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 125,000.00 | 125,000.00 | 125,000 | | | | | | | |