



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY    |

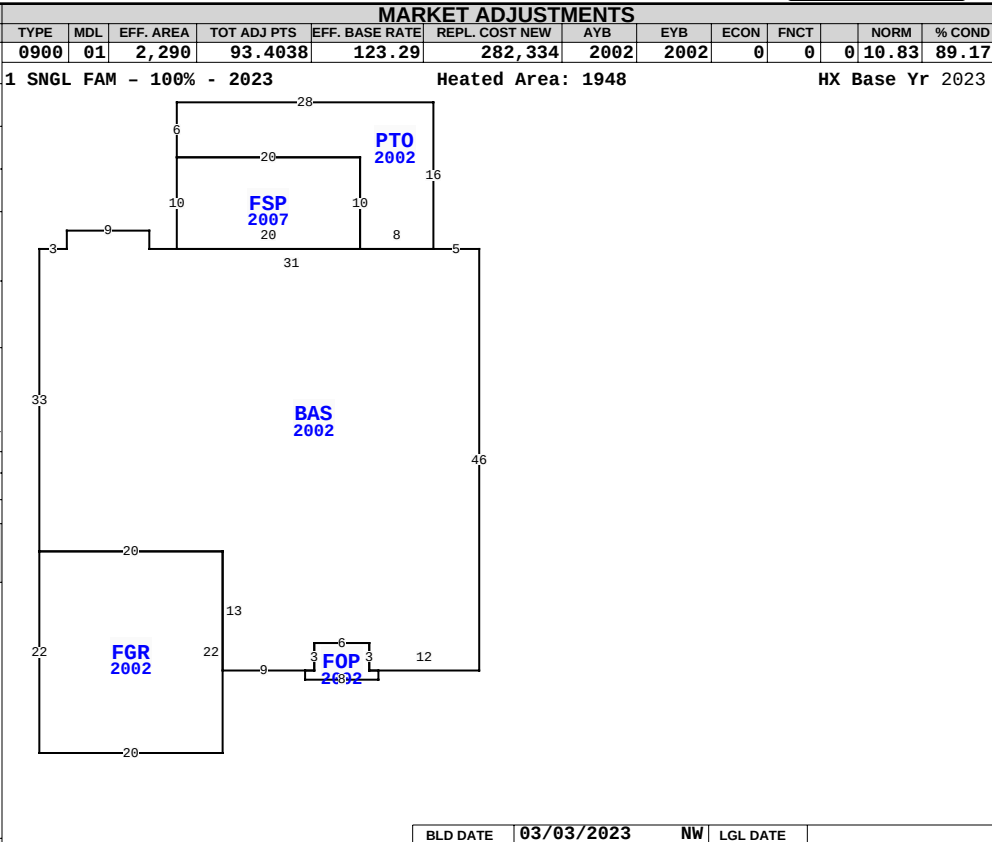
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4021.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,948            | 100         | 2002 | 1,948        | 214,159              |
| FGR       | 440              | 55          | 2002 | 242          | 26,605               |
| FOP       | 26               | 30          | 2002 | 8            | 879                  |
| FSP       | 200              | 40          | 2007 | 80           | 8,795                |
| PTO       | 248              | 5           | 2002 | 12           | 1,319                |
| TOTALS    | 2,862            |             |      | 2,290        | 251,757              |

| 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   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2002    | 2002        | 3 | 85     | 2,975           |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 763.00   | SF | 5.20     | 5.20           | 100       | 2002    | 2002        | 3 | 80     | 3,174           |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 420.00   | SF | 85.00    | 85.00          | 100       | 2007    | 2007        | 3 | 44     | 15,708          |       |
| 4   | 0845       | KOOL DECK   | 0   | 100 | 0 | 0 | 540.00   | SF | 7.25     | 7.25           | 100       | 2007    | 2007        | 3 | 87     | 3,406           |       |
| 5   | 0478       | VF 6 SLAT   | 0   | 100 | 0 | 0 | 150.00   | LF | 15.00    | 15.00          | 100       | 2007    | 2007        | 3 | 69     | 1,553           |       |
| 6   | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 1,680.00 | SF | 17.50    | 17.50          | 100       | 2022    | 2022        | 3 | 93     | 27,342          |       |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000134   | C   | RES POND             | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |



|                                      |                        |                     |     |
|--------------------------------------|------------------------|---------------------|-----|
| 95240 TWIN OAKS LN, FERNANDINA BEACH | BLD DATE 03/03/2023 NW | LGL DATE 05/06/2025 | MLU |
|                                      | XF DATE                | LAND DATE           |     |
|                                      | INC DATE               | AG DATE             |     |

| TOTAL OB/XF 54,158 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 4 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 4 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 251,757     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 54,158      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 125,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 430,915     |   |
| SOH/AGL Deduction         |  |              |  | 33,407      |   |
| ASSESSED VALUE            |  |              |  | 397,508     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB WX     |  | 55,722      |   |
| BASE TAXABLE VALUE        |  |              |  | 341,786     |   |
| TOTAL JUST VALUE          |  |              |  | 430,915     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 411,201     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22014640   | ADDITION    | 42,159  | 09/26/2022 |
| B2109287   | REPAIR/RRF  | 18,589  | 09/01/2021 |
| B19767     | SWIM POOL   | 14,500  | 04/01/2007 |
| B0109073   | NEW CONSTR  | 142,051 | 12/01/2001 |

| SALES DATA                    |            |           |                           |
|-------------------------------|------------|-----------|---------------------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U I I RSN CD SALE PRICE |
| 2602/1649                     | 11/09/2022 | SW U I 11 | 100                       |
| GRANTOR: ALEXANDER LINDA A    |            |           |                           |
| GRANTEE: ALEXANDER LINDA ANN  |            |           |                           |
| 2578/0295                     | 7/15/2022  | WD Q I 02 | 383,000                   |
| GRANTOR: FOSBINDER DAVID A JR |            |           |                           |
| GRANTEE: ALEXANDER LINDA A    |            |           |                           |

| BUILDING NOTES                                                                                                                                                                                                        |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
|                                                                                                                                                                                                                       |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                   |  |  |  |
| BAS=[YR=2002] W5 PTO=[YR=2002] N16 W28 S6 FSP=[YR=2007] S10 E20 N10 W20\$ E20 S10 E8\$ W31 N2 W9 S2 W3 S33 FGR=[YR=2002] S22 E20 N22 W20\$ E20 S13 E9 FOP=[YR=2002] S1 E8 N1 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E12 N46\$ . |  |  |  |