



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 20 | FACE BRICK 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 11 | CLAY TILE 20   |
| 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  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 02 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2031.00 |
|------------------|---------|

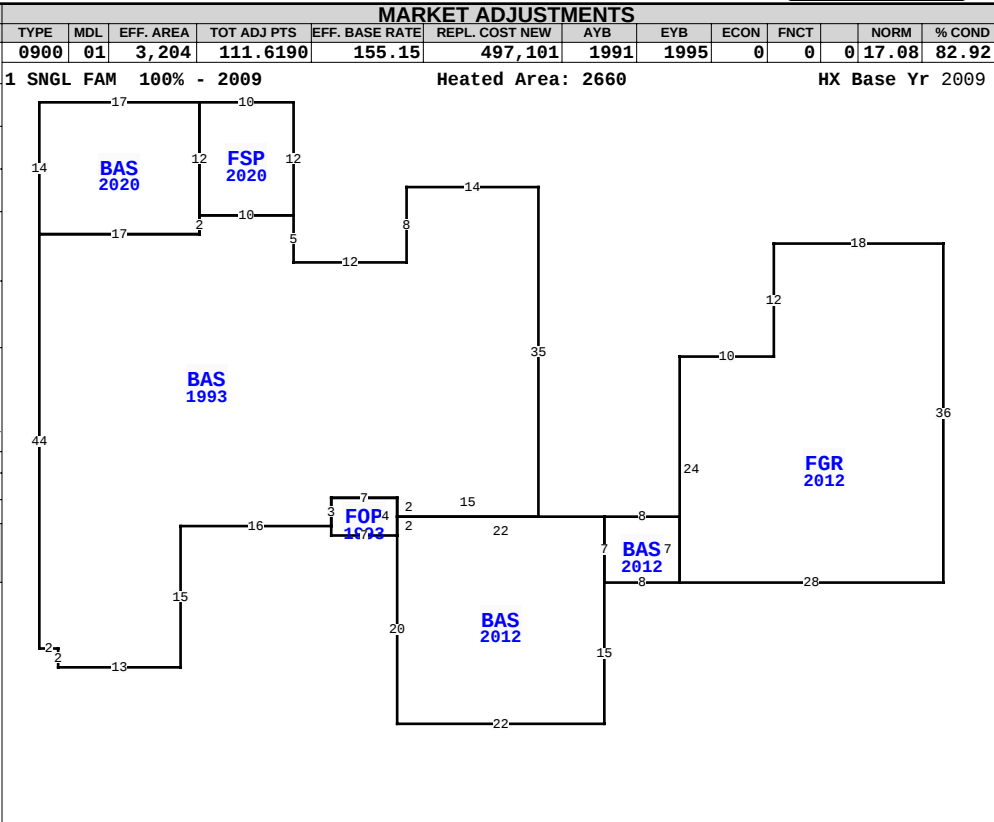
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,882            | 100         | 1993 | 1,882        | 242,120              |
| BAS       | 56               | 100         | 2012 | 56           | 7,204                |
| BAS       | 484              | 100         | 2012 | 484          | 62,267               |
| BAS       | 238              | 100         | 2020 | 238          | 30,619               |
| FGR       | 888              | 55          | 2012 | 488          | 62,781               |
| FOP       | 28               | 30          | 1993 | 8            | 1,029                |
| FSP       | 120              | 40          | 2020 | 48           | 6,175                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,696 |  |  | 3,204 | 412,196 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |           |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R     |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00  |
| 8              | 0860       | POOL/SPA    | 0   | 100 | 0 | 0 | 1.00     | UT | 60,000.00 |
| 9              | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 2,090.00 | SF | 18.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|



|                                   |
|-----------------------------------|
| 2205 BERKLEY CT, FERNANDINA BEACH |
|-----------------------------------|

| UNITS    | UT | Adj R     | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q  | % COND | OB/XF MKT VALUE | NOTES |
|----------|----|-----------|----------------|-----------|---------|-------------|----|--------|-----------------|-------|
| 1.00     | UT | 3,500.00  | 3,500.00       | 100       | 1991    | 1991        | 3  | 66     | 2,310           |       |
| 1.00     | UT | 60,000.00 | 60,000.00      | 100       | 2026    | 2025        | 05 | 100    | 60,000          |       |
| 2,090.00 | SF | 18.00     | 18.00          | 100       | 2026    | 2025        |    | 100    | 37,620          |       |
|          |    |           |                |           |         |             |    |        |                 |       |
|          |    |           |                |           |         |             |    |        |                 |       |
|          |    |           |                |           |         |             |    |        |                 |       |
|          |    |           |                |           |         |             |    |        |                 |       |
|          |    |           |                |           |         |             |    |        |                 |       |
|          |    |           |                |           |         |             |    |        |                 |       |
|          |    |           |                |           |         |             |    |        |                 |       |

| TOTAL OB/XF |       |       |             |           |     |           |        |         |            | 99,930         |        |  |
|-------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|--------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |  |
| RSF-2       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 275,000.00 | 275,000.00     | 2      |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |

|                   |                           |           |                 |
|-------------------|---------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 275,000 | Market: 0 | Agricultural: 0 |
|-------------------|---------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 8 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 8              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 412,196   |   |
| TOTAL MARKET OB/XF VALUE  |  | 99,930    |   |
| TOTAL LAND VALUE - MARKET |  | 275,000   |   |
| TOTAL MARKET VALUE        |  | 787,126   |   |
| SOH/AGL Deduction         |  | 347,147   |   |
| ASSESSED VALUE            |  | 439,979   |   |
| TOTAL EXEMPTION VALUE     |  | 51,411    |   |
| BASE TAXABLE VALUE        |  | 388,568   |   |
| TOTAL JUST VALUE          |  | 787,126   |   |
| NCON VALUE                |  | 97,620    |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 681,299   |   |

| PERMIT NUM  | DESCRIPTION | AMT     | ISSUED     |
|-------------|-------------|---------|------------|
| B250010170  | NW RES SCN  | 14,000  | 09/10/2025 |
| SP250005146 | POOL RESI   | 100,000 | 05/13/2025 |
| B2001760    | REMODEL     | 75,000  | 02/26/2020 |
| B25635      | ADDITION    | 62,596  | 02/01/2012 |
| B007166     | REMODEL     | 6,000   | 05/01/2000 |
| 6874        | NEW CONSTR  | 62,470  | 11/30/1990 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2758/1943                      | 12/20/2024 | QC        | U   | I   | 11     |
| GRANTOR: JETKO RONALD C & FRAN |            |           |     |     |        |
| GRANTEE: KEAR CAROL A          |            |           |     |     |        |
| 1587/1682                      | 10/02/2008 | WD        | Q   | I   |        |
| GRANTOR: SURENCY NANCY A       |            |           |     |     |        |
| GRANTEE: JETKO RONALD & FRAN   |            |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                          |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=1993] W14 S8 W12 N5FSP=[YR=2020] N12 W10 S12 E10\$ W10 BAS=[YR=2020] N12 W17 S14 E17 N2 \$ S2 W17 S44 E2 S2 E13 N15 E16 FOP=[YR=1993] S1 E7 BAS=[YR=2012] S20 E22 N15 BAS=[YR=2012] E8 FGR=[YR=2012] E28N36 W18 S12 W10 S24\$ N7 W8 S7\$N7 W22 S2 \$ N4 W7 S3 \$ N3E7 S2E15 N35 \$ . |  |  |  |  |  |