

LOTS 9 10 & 11  
SUB OF SEC 30 R/P OF LOT 11  
DBK 102/389

SHOREBREAK INVESTMENTS PROPERTIES LLC/  
95103 GREENBERRY ROAD  
FERNANDINA BEACH, FL 32034

2026

00-00-30-0680-0009-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Ceiling                  | 02 | F.NOT SUS 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 | 11 | 100            |
| Frame                    | 03 | MASONRY 100    |
| Story Height             |    | 9 100          |
| RMS                      |    | 10 100         |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

|         |    |                  |
|---------|----|------------------|
| Quality | 03 | Quality Level 03 |
|---------|----|------------------|

|          |      |                    |
|----------|------|--------------------|
| DOR CODE | 1600 | COMMUNITY SHOPPING |
|----------|------|--------------------|

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

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2004.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 3,950            | 100         | 1993 | 3,950        | 272,822              |
| CAN       | 440              | 30          | 1993 | 132          | 9,117                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,390 |  |  | 4,082 | 281,939 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|---|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0 | 6,273.00 | SF | 2.00     | 2.00           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 100.00   | SF | 6.50     | 6.50           |       |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 13 | 3 | 39.00    | SF | 6.50     | 6.50           |       |
| 4              | 0402       | CONC BUMPE  | 0   | 0   | 0  | 0 | 13.00    | UT | 25.00    | 25.00          |       |
| 5              | 0978       | SECURTY LT  | 0   | 0   | 0  | 0 | 1.00     | UT | 450.00   | 450.00         |       |
| 6              | 0972       | ST LGHT UN  | 0   | 0   | 0  | 0 | 1.00     | UT | 2,530.00 | 2,530.00       |       |
| 7              | 0978       | SECURTY LT  | 0   | 0   | 0  | 0 | 1.00     | UT | 450.00   | 450.00         |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T |
| 1                | 001610   | C   | SH CTR NHD           | 0   | 0003 | CI       | 150.00 | 100.00 | 18,869.00   | SF        |     |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 07/12/2024 | BY | KBA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS           |     |           |             |                |                |      |      |      |      |   |       |        |  |
|------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 1 NBHD SHOP                  | 04  | 4,082     | 97.2268     | 107.92         | 440,529        | 1989 | 1989 |      | 0    | 0 | 36.00 | 64.00  |  |
| Heated Area: 3950 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                              |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                                 |          |            |    |          |  |            |    |
|---------------------------------|----------|------------|----|----------|--|------------|----|
| 1639 S 8TH ST, FERNANDINA BEACH | BLD DATE | 12/07/2018 | KK | LGL DATE |  | 05/07/2026 | DC |
|---------------------------------|----------|------------|----|----------|--|------------|----|

|  |         |  |  |           |  |  |  |
|--|---------|--|--|-----------|--|--|--|
|  | XF DATE |  |  | LAND DATE |  |  |  |
|--|---------|--|--|-----------|--|--|--|

|  |          |            |     |         |  |  |  |
|--|----------|------------|-----|---------|--|--|--|
|  | INC DATE | 05/18/2026 | REA | AG 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   | 0803       | ASPHALT C   | 0   | 0   | 0  | 0 | 6,273.00 | SF | 2.00     | 2.00           | 100       | 1989    | 1989        | 3 | 50     | 6,273           |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 100.00   | SF | 6.50     | 6.50           | 100       | 1989    | 1989        | 3 | 52     | 338             |       |
| 3   | 0810       | CONCRETE A  | 0   | 0   | 13 | 3 | 39.00    | SF | 6.50     | 6.50           | 100       | 1991    | 1991        | 3 | 57     | 144             |       |
| 4   | 0402       | CONC BUMPE  | 0   | 0   | 0  | 0 | 13.00    | UT | 25.00    | 25.00          | 100       | 1989    | 1989        | 3 | 62     | 202             |       |
| 5   | 0978       | SECURTY LT  | 0   | 0   | 0  | 0 | 1.00     | UT | 450.00   | 450.00         | 100       | 1989    | 1989        | 3 | 25     | 113             |       |
| 6   | 0972       | ST LGHT UN  | 0   | 0   | 0  | 0 | 1.00     | UT | 2,530.00 | 2,530.00       | 100       | 2005    | 2005        | 3 | 61     | 1,543           |       |
| 7   | 0978       | SECURTY LT  | 0   | 0   | 0  | 0 | 1.00     | UT | 450.00   | 450.00         | 100       | 2012    | 2012        | 3 | 78     | 351             |       |

|             |  |  |  |  |  |  |  |  |  |       |
|-------------|--|--|--|--|--|--|--|--|--|-------|
| TOTAL OB/XF |  |  |  |  |  |  |  |  |  | 8,964 |
|-------------|--|--|--|--|--|--|--|--|--|-------|

| 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   | 001610   | C   | SH CTR NHD           | 0   | 0003 | CI       | 150.00 | 100.00 | 18,869.00   | SF        |     | 1.00     | 1.00   | 1.00    | 20.00      | 20.00          | 377,380    |                             |      |         |      |     |    |        |

|              |      |                   |   |         |   |               |   |         |   |
|--------------|------|-------------------|---|---------|---|---------------|---|---------|---|
| Total Acres: | 0.00 | Total Land Value: | 0 | Market: | 0 | Agricultural: | 0 | Common: | 0 |
|--------------|------|-------------------|---|---------|---|---------------|---|---------|---|

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |  |  |   |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|---|
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| VALUATION SUMMARY         |  | DIRECT_CAP |
|---------------------------|--|------------|
| Tax Group: 8              |  | Tax Dist:  |
| BUILDING MARKET VALUE     |  | 597,989    |
| TOTAL MARKET OB/XF VALUE  |  | 0          |
| TOTAL LAND VALUE - MARKET |  | 0          |
| TOTAL MARKET VALUE        |  | 597,989    |
| SOH/AGL Deduction         |  | 0          |
| ASSESSED VALUE            |  | 597,989    |
| TOTAL EXEMPTION VALUE     |  | 0          |
| BASE TAXABLE VALUE        |  | 597,989    |
| TOTAL JUST VALUE          |  | 597,989    |
| NCON VALUE                |  | 0          |
| INCOME VALUE              |  | 597989     |
| PREVIOUS YEAR MKT VALUE   |  | 561,697    |

|            |                   |        |            |
|------------|-------------------|--------|------------|
| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
| E1326195   | SPEEDY CASH REMOD | 0      | 05/01/2013 |
| C25435     | CO ISSUED         | 0      | 01/17/2012 |
| E24618     | REMODEL           | 0      | 01/01/2012 |
| B25435     | REMODEL           | 18,900 | 12/01/2011 |
| 5634       | NEW CONSTR        | 55,000 | 04/11/1989 |
| 5438       | DEMOLITION        | 0      | 01/17/1989 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2583/1228                      | 8/10/2022 | WD        | Q   | I   | 02     | 565,000    |  |
| GRANTOR: LYNN INVESTMENTS IV L |           |           |     |     |        |            |  |
| GRANTEE: SHOREBREAK INVESTME   |           |           |     |     |        |            |  |
| 1403/0560                      | 4/11/2006 | WD        | Q   | I   |        | 525,000    |  |
| GRANTOR: DREWRY PROPERTIES LLC |           |           |     |     |        |            |  |
| GRANTEE: LYNN INVESTMENTS IV   |           |           |     |     |        |            |  |

| BUILDING NOTES                                                            |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------|--|--|--|--|--|--|--|
|                                                                           |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                       |  |  |  |  |  |  |  |
| BAS=[YR=1993] W65 N12 W45 S43 CAN=[YR=1993] S4 E110 N4 W110\$ E110 N31\$. |  |  |  |  |  |  |  |