

PT LOT 1 IN OR 686/288 &  
DOCKAGE ESMT IN OR 1503/407  
(EX ACCESS ESMT IN OR 807/608)

RALPH SUSAN L  
5059 FIRST COAST HWY  
FERNANDINA BEACH, FL 32034

2026

00-00-30-0780-0001-0010



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 10               | ABOVE AVG 100    |
| Roof Structur            | 03               | GABLE/HIP 100    |
| Roof Cover               | 12               | MODULAR MT 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 12               | HARDWOOD 50      |
| Interior Floo            | 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 03      |
| NEIGHBORHOOD/LOC         | 3035.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 1,585            | 100              |
| FGR                      | 361              | 55               |
| FOP                      | 254              | 30               |
| FOP                      | 356              | 30               |
| UOP                      | 40               | 20               |
| UOP                      | 50               | 20               |
| TOTALS                   | 2,646            | 1,985            |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900               | 01  | 1,985     | 113.5000    | 157.76         | 313,154        | 1999 | 1999 | 0    | 0    | 12.50 | 87.50  |

1 SNGL FAM

100% - 1998

Heated Area: 1585

HX Base Yr 1998

The floor plan diagram illustrates a property layout with several labeled areas and their dimensions. The areas are: BAS 1999 (a large central area), FOP 1999 (two smaller areas, one at the top and one at the bottom), UOP 1999 (two small rectangular areas, one at the top and one at the bottom), and FGR 1999 (a rectangular area on the right side). Dimensions are provided for various sections of the property, including lengths and widths of walls and internal divisions. The overall shape is irregular, with multiple internal walls creating different sized rooms and corridors.

|          |           |
|----------|-----------|
| BLD DATE | LGL DATE  |
| XF DATE  | LAND DATE |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 8 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 8              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 274,010   |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,800     |   |
| TOTAL LAND VALUE - MARKET |  | 1,500,000 |   |
| TOTAL MARKET VALUE        |  | 1,776,810 |   |
| SOH/AGL Deduction         |  | 1,382,734 |   |
| ASSESSED VALUE            |  | 394,076   |   |
| TOTAL EXEMPTION VALUE     |  | 51,411    |   |
| BASE TAXABLE VALUE        |  | 342,665   |   |
| TOTAL JUST VALUE          |  | 1,776,810 |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 1,765,399 |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B9805400   | NEW CONSTR  | 132,800 | 09/01/1998 |
| BP 4156    | N/A         | 0       | 04/20/1987 |

| SALES DATA                    |           |           |       |       |        |
|-------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 1503/0407                     | 5/25/2007 | MS        | Q     | I     | 06     |
| GRANTOR: QUATTLEBAUM MARGARET |           |           |       |       |        |
| GRANTEE: QUATTLEBAUM MARGARE  |           |           |       |       |        |
| 1502/0738                     | 5/25/2007 | MS        | Q     | I     | 06     |
| GRANTOR: QUATTLEBAUM MARGARET |           |           |       |       |        |
| GRANTEE: QUATTLEBAUM MARGARE  |           |           |       |       |        |

| EXTRA FEATURES |            |             |         |     |   |       |    |          |                |           |         |
|----------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 2              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 1.00  | UT | 3,500.00 | 3,500.00       | 100       | 1999    |

| BUILDING NOTES                                                                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
|                                                                                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1999] W8 N10 FOP=[YR=1999] N6 W18 UOP=[YR=1999] N4 W10 S4 E10 \$ W35 S6 E21 S2 E19 N2 E13 \$ W13 S2 W19 N2 W21 S32 FOP=[YR=1999] S6 E22 UOP=[YR=1999] S5 E10 N5 W10 \$ E17 FGR=[YR=1999] E22 N18 W9 S1 W11 S11 W2 S6 \$ N6 W10 N4 W5 S4 W24 \$ E24 N4 E5 S4 E12 N11 E11 N1 E9 N10 \$ . |  |  |  |  |  |  |  |  |  |  |  |

| 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                | 000116   | C   | RES MARSH            | 100 |     | RSF-1200.00 | 285.00 |       | 200.00      | FF        | 1.00 |