



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 70   |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1079.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,480            | 100         | 2014 | 2,480        | 455,151              |
| FGR       | 527              | 55          | 2014 | 290          | 53,223               |
| FOP       | 39               | 30          | 2014 | 12           | 2,203                |
| FSP       | 298              | 40          | 2014 | 119          | 21,840               |
| FST       | 15               | 55          | 2014 | 8            | 1,469                |
| TOTALS    | 3,359            |             |      | 2,909        | 533,884              |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    |
| 3              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00  | UT | 2,000.00 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0003 | R-1      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                |     |           |             |                |                |      |      |      |      |   |      |        |  |
|---------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0500                                              | 01  | 2,909     | 106.3563    | 194.21         | 564,957        | 2014 | 2014 | 0    | 0    | 0 | 5.50 | 94.50  |  |
| 1 SFR CUST 0% - 2026 Heated Area: 2480 HX Base Yr |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                                                   |     |           |             |                |                |      |      |      |      |   |      |        |  |
| 531 PATRIOTS WAY, FERNANDINA BEACH                |     |           |             |                |                |      |      |      |      |   |      |        |  |
| BLD DATE: 05/06/2026 MLU                          |     |           |             |                |                |      |      |      |      |   |      |        |  |

| TOTAL OB/XF 1,900 |            |             |     |     |   |   |       |    |          |                |           |         |             |
|-------------------|------------|-------------|-----|-----|---|---|-------|----|----------|----------------|-----------|---------|-------------|
| L N               | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 3                 | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 2014    | 2014        |

| TOTAL OB/XF 1,900 |            |             |     |     |   |   |       |    |          |                |           |         |             |
|-------------------|------------|-------------|-----|-----|---|---|-------|----|----------|----------------|-----------|---------|-------------|
| L N               | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 3                 | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 2014    | 2014        |

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|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 533,884     |   |
| TOTAL MARKET OB/XF VALUE  |  | 1,900       |   |
| TOTAL LAND VALUE - MARKET |  | 155,000     |   |
| TOTAL MARKET VALUE        |  | 690,784     |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 690,784     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 690,784     |   |
| TOTAL JUST VALUE          |  | 690,784     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 694,428     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20141095   | FSP         | 985     | 05/27/2014 |
| 20132878   | NEW CONSTR  | 275,063 | 12/26/2013 |
| 20132880   | ROOF        | 3,000   | 12/26/2013 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2791/964                       | 5/30/2025  | WD        | Q   | I   | 01     | 800,000    |  |
| GRANTOR: ZEHNLE SCOTT E & BOUA |            |           |     |     |        |            |  |
| GRANTEE: COWSER KEVIN D        |            |           |     |     |        |            |  |
| 2606/0832                      | 11/29/2022 | LE        | U   | I   | 11     | 100        |  |
| GRANTOR: ZEHNLE SCOTT E & BOUA |            |           |     |     |        |            |  |
| GRANTEE: ZEHNLE TIFFANY MARI   |            |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2014] W23 FSP=[YR=2014] N4 W22 S14 E21 N10 E1\$ W1 S10 W21 S60 E12 FOP=[YR=2014] S1 E11 FGR=[YR=2014] S4 E22 N23 W5 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W14 S18 E2 S1\$ N1 W2 N4 W7 S4 W2\$ E2 N4 E7 N14 E24 N52 \$. |  |  |  |  |  |  |  |  |  |