

LOT 28 OF FERREIRA'S R/P OF  
FDNA BEACH PBK 2/34 & PT GOV'T  
LOTS 19 & 20 OF SEC 9-3N-29E

REEVES HULIN JR  
1129 OCEAN AVE  
FERNANDINA BEACH, FL 32034

2026

00-00-31-126A-0028-0000



| BUILDING CHARACTERISTICS |    |                |                                                                                                                                                                                                                                                                                                                             |     |           | MARKET ADJUSTMENTS |                |                |      |      |      |      |      |        |               |                       |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------|----|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|--------------------|----------------|----------------|------|------|------|------|------|--------|---------------|-----------------------|--|------------------------|--|--|--|--|--|--|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                  | CD | CONSTRUCTION   | TYPE                                                                                                                                                                                                                                                                                                                        | MDL | EFF. AREA | TOT ADJ PTS        | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND | PAGE 1 of 1 2 |                       |  |                        |  |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 10 | ABOVE AVG 100  | 0500                                                                                                                                                                                                                                                                                                                        | 01  | 1,832     | 120.1000           | 199.37         | 365,246        | 2001 | 2001 | 0    | 0    | 0    | 11.50  | 88.50         | VALUATION BY STANDARD |  |                        |  |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur            | 03 | GABLE/HIP 100  | 1 SFR CUST 100% - 2015                                                                                                                                                                                                                                                                                                      |     |           |                    |                |                |      |      |      |      |      |        |               | Heated Area: 1500     |  |                        |  |  |  |  |  |  |  |  |  |  | HX Base Yr 2015 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03 | COMP SHNGL 100 | <div><div><div>16</div><div>12</div><div>5</div><div>7</div><div>10</div><div>10</div><div>3</div><div>5</div><div>8</div><div>26</div><div>15</div><div>13</div><div>16</div><div>56</div><div>16</div></div><div>FST 2001</div><div>50</div><div>30</div><div>50</div><div>30</div><div>16</div><div>FCP 2001</div></div> |     |           |                    |                |                |      |      |      |      |      |        |               |                       |  |                        |  |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20012745   | NEW CONSTR  | 6,000   | 07/08/2002 |
| 20010801   | NEW CONSTR  | 150,000 | 04/27/2001 |
| 5524       | DEMOLITION  | 0       | 08/07/1989 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1805/1787                      | 7/27/2012 | WD        | Q   | I   | 01     | 575,000    |
| GRANTOR: STUFF JAMES & PATRICI |           |           |     |     |        |            |
| GRANTEE: REEVES HULIN JR       |           |           |     |     |        |            |
| 0788/1784                      | 4/01/1997 | WD        | Q   | V   |        | 106,000    |
| GRANTOR: LANDI WARREN F        |           |           |     |     |        |            |
| GRANTEE: STUFF JAMES & PATRI   |           |           |     |     |        |            |

| BUILDING NOTES                                                                                                                                                                      |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                     |  |
| BUILDING DIMENSIONS                                                                                                                                                                 |  |
| FCP=[YR=2001] W16 S56 E16 N18 FST=[YR=2001] N26 W7<br>FST=[YR=2001] W5 S10 E5 N10 \$ S10 W8 S16 E15 \$ W15N16E3 N10<br>E12 N12 \$ PTR= E15 BAS=[YR=2001] E30 S50 W30 N50 \$ W15\$ . |  |