



| BUILDING CHARACTERISTICS |                  |                |                  |              |                      |
|--------------------------|------------------|----------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |                  |              |                      |
| Exterior Wall            | 17               | CB STUCCO 60   |                  |              |                      |
| Exterior Wall            | 16               | WD FR STUC 40  |                  |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100  |                  |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |                  |              |                      |
| Interior Wall            | 03               | PLASTER 100    |                  |              |                      |
| Interior Floor           | 12               | HARDWOOD 70    |                  |              |                      |
| Interior Floo            | 14               | CARPET 30      |                  |              |                      |
| Air Condition            | 03               | CENTRAL 100    |                  |              |                      |
| Heating Type             | 04               | AIR DUCTED 100 |                  |              |                      |
| Bedrooms                 |                  | 3 100          |                  |              |                      |
| Bathrooms                |                  | 1.5 100        |                  |              |                      |
| Frame                    | 03               | MASONRY 100    |                  |              |                      |
| Stories                  | 1.               | 1. 100         |                  |              |                      |
| Units                    |                  | 0 100          |                  |              |                      |
| BUD8 Adjustme            | 02               | DIST FB 100    |                  |              |                      |
| Occupancy                | 00               | NONE 100       |                  |              |                      |
| Quality                  |                  | 03             | Quality Level 03 |              |                      |
| DOR CODE                 |                  | 0100           | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  |                | MKT AREA         |              | 01                   |
| NEIGHBORHOOD/LOC         |                  | 1007.00        |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR             | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,438            | 100            | 1993             | 1,438        | 144,513              |
| FEP                      | 252              | 80             | 1993             | 202          | 20,300               |
| FOP                      | 40               | 30             | 1993             | 12           | 1,206                |
| UGR                      | 630              | 45             | 1993             | 284          | 28,540               |
| TOTALS                   |                  |                |                  | 1,936        | 194,559              |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |   |       |        |  |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                               | 01  | 1,936     | 112.6020    | 118.23         | 228,893        | 1958 | 1995 | 0    | 0    | 0 | 15.00 | 85.00  |  |
| 1 SINGLE FAM 100% - 0 Heated Area: 1438 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                    |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 329 STANLEY DR, FERNANDINA BEACH                   |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE: 04/09/2025 MLU                           |     |           |             |                |                |      |      |      |      |   |       |        |  |
| XF DATE: 04/09/2025                                |     |           |             |                |                |      |      |      |      |   |       |        |  |
| INC DATE: 04/09/2025                               |     |           |             |                |                |      |      |      |      |   |       |        |  |

| EXTRA FEATURES     |            |             |         |     |   |       |    |        |                |           |         |             |    |
|--------------------|------------|-------------|---------|-----|---|-------|----|--------|----------------|-----------|---------|-------------|----|
| L N                | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q  |
| 2                  | 0819       | CONC 12"    | 0       | 100 | 2 | 10    |    | 20.00  | SF 9.50        | 100       | 1958    | 1958        | 3  |
| 3                  | 0504       | FP-ELECTRI  | 0       | 100 | 0 | 0     |    | 1.00   | UT 2,000.00    | 100       | 1958    | 1958        | 3  |
| 6                  | 1242       | WD DECK A   | 0       | 100 | 0 | 0     |    | 638.00 | SF 10.00       | 100       | 1993    | 1993        | 3  |
| 7                  | 0860       | POOL/SPA    | 0       | 100 | 0 | 0     |    | 1.00   | UT 50,000.00   | 100       | 1996    | 1996        | 04 |
| TOTAL OB/XF 44,214 |            |             |         |     |   |       |    |        |                |           |         |             |    |

| LAND DESCRIPTION                                                                      |          |     |                      |     |      |          |        |        |             |           |     |          |        |
|---------------------------------------------------------------------------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|--------|
| 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 |
| 1                                                                                     | 000100   | C   | RES                  | 100 | 0006 | R-1      | 100.00 | 200.00 | 1.00        | LT        |     | 1.00     | 1.00   |
| Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 |          |     |                      |     |      |          |        |        |             |           |     |          |        |

| NASSAU COUNTY PROPERTY    |  |                 |  |
|---------------------------|--|-----------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1     |  |
| VALUATION BY              |  | STANDARD        |  |
| Tax Group: 2              |  | Tax Dist:       |  |
| BUILDING MARKET VALUE     |  | 194,559         |  |
| TOTAL MARKET OB/XF VALUE  |  | 44,214          |  |
| TOTAL LAND VALUE - MARKET |  | 300,000         |  |
| TOTAL MARKET VALUE        |  | 538,773         |  |
| SOH/AGL Deduction         |  | 377,751         |  |
| ASSESSED VALUE            |  | 161,022         |  |
| TOTAL EXEMPTION VALUE     |  | HX HB WX 56,411 |  |
| BASE TAXABLE VALUE        |  | 104,611         |  |
| TOTAL JUST VALUE          |  | 538,773         |  |
| NCON VALUE                |  | 0               |  |
| INCOME VALUE              |  |                 |  |
| PREVIOUS YEAR MKT VALUE   |  | 500,585         |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20081498   | REPAIR/RRF  | 8,250 | 09/25/2008 |
| 9627B      | SWIM POOL   | 8,500 | 02/26/1996 |
| 7597       | XFOB        | 1,500 | 03/24/1993 |
| 7512B      | REPAIR/RRF  | 2,800 | 01/28/1993 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2777/1803                      | 3/28/2025 | LE U      | I   | 11  | 100    |
| GRANTOR: WATSON WILLIE F & JOY |           |           |     |     |        |
| GRANTEE: MAJOR FRAN WATSON     |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| UGR=[YR=1993] W30 BAS=[YR=1993] N1 W11 FEP=[YR=1993] N7 W21 S12 E21 N5\$ S5 W23 S52 E23 N25 FOP=[YR=1993] E4 N10 W4 S10\$ N10 E11 N21\$ S21 E30 N21\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |