



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 50   |
| Exterior Wall            | 23 | REINF CONC 50  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| 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       | 1,244            | 100         | 2004 | 1,244        | 193,097              |
| FGR       | 552              | 55          | 2004 | 304          | 47,188               |
| FOP       | 124              | 30          | 2004 | 37           | 5,743                |
| FUS       | 1,244            | 100         | 2004 | 1,244        | 193,097              |
| UOP       | 250              | 20          | 2008 | 50           | 7,762                |
| USP       | 250              | 30          | 2008 | 75           | 11,641               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,664 |  |  | 2,954 | 458,527 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |       |       |       |                |
|----------------|------------|-------------|---------|-----|---|-------|-------|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT    | Adj R | ADJ UNIT PRICE |
| 2              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 0     | 1.00  | UT    | 3,500.00       |
| 4              | 0920       | CWALL-WD/M  | 0       | 100 | 0 | 0     | 10.00 | LF    | 390.00         |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0006 | R-1      | 85.00 | 110.00 | 1.00        |

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                     | 01  | 2,954     | 124.4250    | 172.95         | 510,894        | 2004 | 2004 | 0    | 0    |
| 1 SNGL FAM 100% - 2025 Heated Area: 2488 HX Base Yr 2025 |     |           |             |                |                |      |      |      |      |
|                                                          |     |           |             |                |                |      |      |      |      |

|                                 |                     |    |           |            |     |
|---------------------------------|---------------------|----|-----------|------------|-----|
| 806 AMELIA DR, FERNANDINA BEACH | BLD DATE 02/06/2014 | KK | LGL DATE  | 05/06/2026 | MLU |
|                                 | XF DATE             |    | LAND DATE |            |     |
|                                 | INC DATE            |    | 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 |
|-----|------------|-------------|---------|-----|---|-------|-------|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2   | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 0     | 1.00  | UT    | 3,500.00       | 100       | 2004    | 2004        | 3 | 86     | 3,010           |       |
| 4   | 0920       | CWALL-WD/M  | 0       | 100 | 0 | 0     | 10.00 | LF    | 390.00         | 100       | 2004    | 2004        | 3 | 20     | 780             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 3,790       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 458,527   |             |
| TOTAL MARKET OB/XF VALUE  |  | 3,790     |             |
| TOTAL LAND VALUE - MARKET |  | 255,000   |             |
| TOTAL MARKET VALUE        |  | 717,317   |             |
| SOH/AGL Deduction         |  | 338,951   |             |
| ASSESSED VALUE            |  | 378,366   |             |
| TOTAL EXEMPTION VALUE     |  | HX HB     | 51,411      |
| BASE TAXABLE VALUE        |  | 326,955   |             |
| TOTAL JUST VALUE          |  | 717,317   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 671,106   |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20081174   | XFOB        | 4,000  | 07/21/2008 |
| 20033846   | NEW CONSTR  | 83,000 | 09/17/2003 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2752/594                       | 11/18/2024 | WD        | Q   | I   | 01     |
| GRANTOR: WRYE RICHARD A & ERIN |            |           |     |     |        |
| GRANTEE: PETERSON JEFFREY &    |            |           |     |     |        |
| 2457/1314                      | 4/30/2021  | WD        | Q   | I   | 01     |
| GRANTOR: BONVOULOIR JEAN L & P |            |           |     |     |        |
| GRANTEE: WRYE RICHARD A & ER   |            |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W17 UOP=[YR=2008] N10 W25 S10 E25\$ W25 S16 W3 S13 E3 S9 E19 N17 E23 N21\$ PTR=E15 USP=[YR=2008] E25 S10 FUS=[YR=2004] E17 S21 FGR=[YR=2004] S24 W23 FOP=[YR=2004] S3 W8 N6 W11 N4 E19 S7\$ N24 E23\$ W23 S17 W19 N9 W3 N13 E3 N16 E25\$ W25 N10\$ W15\$ . |  |  |  |  |  |  |  |  |  |