



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 100  |
| Roof Structur            | 08  | IRREGULAR 100  |
| Roof Cover               | 11  | SLATE 100      |
| Interior Wall            | 05  | DRYWALL 80     |
| Interior Wall            | 06  | CUST PANEL 20  |
| Interior Floo            | 19  | MARBLE 80      |
| Interior Floo            | 14  | CARPET 20      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 4.5 | 100            |
| Frame                    | 07  | SPECIAL 100    |
| Stories                  | 2.5 | 2.5 100        |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 01      |

| NEIGHBORHOOD/LOC 1050.00 |                  |             |      |              |                      |
|--------------------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 240              | 100         | 2008 | 240          | 56,388               |
| DKC                      | 287              | 10          | 2008 | 29           | 6,814                |
| FCP                      | 864              | 25          | 2008 | 216          | 50,749               |
| FOP                      | 21               | 30          | 2008 | 6            | 1,409                |
| FOP                      | 60               | 30          | 2008 | 18           | 4,229                |
| FOP                      | 80               | 30          | 2008 | 24           | 5,639                |
| FOP                      | 210              | 30          | 2008 | 63           | 14,802               |
| FOP                      | 238              | 30          | 2008 | 71           | 16,681               |
| FST                      | 288              | 55          | 2008 | 158          | 37,122               |
| FUS                      | 1,112            | 100         | 2008 | 1,112        | 261,264              |
| TOTALS                   | 5,462            |             |      | 3,786        | 889,519              |

| MARKET ADJUSTMENTS                             |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                                           | 01  | 3,786     | 153.8460    | 255.38         | 966,869        | 2008 | 2008 | 0    | 0    | 8.00 | 92.00  |
| 1 SFR CUST 0% - 0 Heated Area: 3057 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |
|                                                |     |           |             |                |                |      |      |      |      |      |        |
| ** This building has 14 Sub-Areas              |     |           |             |                |                |      |      |      |      |      |        |
| 1346 N FLETCHER AVE, FERNANDINA BEACH          |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE 03/27/2014 KK LGL DATE 04/28/2026 MLU |     |           |             |                |                |      |      |      |      |      |        |
| KF DATE                                        |     |           |             |                |                |      |      |      |      |      |        |
| INC DATE                                       |     |           |             |                |                |      |      |      |      |      |        |

| EXTRA FEATURES |            |             |     |     |    |   |        |    |           |                |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|-----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R     | ADJ UNIT PRICE | NOTES |
| 1              | 0409       | ELEVATOR R  | 0   | 0   | 0  | 0 | 1.00   | UT | 14,280.00 | 14,280.00      |       |
| 2              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0 | 1.00   | UT | 3,500.00  | 3,500.00       |       |
| 3              | 0416       | DUNEWALKS   | 0   | 0   | 89 | 4 | 356.00 | SF | 22.50     | 22.50          |       |

| ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----------|---------|-------------|---|--------|-----------------|-------|
| 100       | 2008    | 2008        | 3 | 100    | 14,280          |       |
| 100       | 2008    | 2008        | 3 | 90     | 3,150           |       |
| 100       | 2008    | 2008        | 3 | 27     | 2,163           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |        |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000120   | C   | RES OCEAN            | 0   | 0006 | R-1      | 100.00 | 100.00 | 100.00      | FF        |        |

| TOTAL OB/XF       |       |                             |             |           |     |           |        |         |            |                 |                | 19,593       |  |
|-------------------|-------|-----------------------------|-------------|-----------|-----|-----------|--------|---------|------------|-----------------|----------------|--------------|--|
| LOC ZONE          | FRONT | DEPTH                       | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE |                 | ADJ UNIT PRICE | L VA         |  |
| 06                | R-1   | 100.00                      | 100.00      | 100.00    | FF  |           | 1.00   | 1.00    | 1.00       | 21,000.00       | 21,000.00      | 2,100,000.00 |  |
|                   |       |                             |             |           |     |           |        |         |            |                 |                |              |  |
|                   |       |                             |             |           |     |           |        |         |            |                 |                |              |  |
|                   |       |                             |             |           |     |           |        |         |            |                 |                |              |  |
|                   |       |                             |             |           |     |           |        |         |            |                 |                |              |  |
|                   |       |                             |             |           |     |           |        |         |            |                 |                |              |  |
|                   |       |                             |             |           |     |           |        |         |            |                 |                |              |  |
| Total Acres: 0.00 |       | Total Land Value: 2,100,000 |             |           |     | Market: 0 |        |         |            | Agricultural: 0 |                |              |  |

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|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 889,519     |   |
| TOTAL MARKET OB/XF VALUE  |  | 19,593      |   |
| TOTAL LAND VALUE - MARKET |  | 2,100,000   |   |
| TOTAL MARKET VALUE        |  | 3,009,112   |   |
| SOH/AGL Deduction         |  | 1,042,588   |   |
| ASSESSED VALUE            |  | 1,966,524   |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 1,966,524   |   |
| TOTAL JUST VALUE          |  | 3,009,112   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 2,786,460   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20080577   | OTHER       | 2,500   | 04/11/2008 |
| 20072129   | GAS         | 200     | 11/28/2007 |
| 20072018   | H/AC        | 12,500  | 10/26/2007 |
| 20071889   | NEW CONSTR  | 20,000  | 10/10/2007 |
| 20071448   | NEW CONSTR  | 40,000  | 08/06/2007 |
| 20071026   | CO ISSUED   | 700,000 | 06/07/2007 |

| SALES DATA                    |           |           |     |     |        |
|-------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2760/1702                     | 1/07/2025 | SW        | U   | I   | 11     |
| GRANTOR: LANGLEY SHIRLEY      |           |           |     |     |        |
| GRANTEE: LANGLEY SHIRLEY FLO  |           |           |     |     |        |
| 0832/1989                     | 5/07/1998 | WD        | Q   | V   |        |
| GRANTOR: HOLCOMB JAMES M & JO |           |           |     |     |        |
| GRANTEE: LANGLEY SHIRLEY      |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                              |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FCP=[YR=2008] W12 FOP=[YR=2008] N6W35S6 FST=[YR=2008] W11        |  |  |  |  |  |  |  |  |  |  |  |
| UST=[YR=2008] W12 S24E12 N24\$ S12E24N12W13\$ E35\$W22S12        |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2008] W24S12E5 UST=[YR=2008] S3E7 N3W7\$                 |  |  |  |  |  |  |  |  |  |  |  |
| E7N4E12N8\$S8W12S4E46N24\$ PTR=N25 FUS=[YR=2008] N24W11          |  |  |  |  |  |  |  |  |  |  |  |
| DKC=[YR=2008] N10W59S3 FOP=[YR=2008] S7E34 N7W34\$               |  |  |  |  |  |  |  |  |  |  |  |
| E34S2E13S5E12\$ W12N5W13 S5W34S24E12 STR=[YR=2008] S4E12         |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2008] E10N8W10S8\$N4W12\$ E12 N4E10S4E20 FOP=[YR=2008]   |  |  |  |  |  |  |  |  |  |  |  |
| S3E7N3W7\$ E16\$ S25\$ PTR=N25E15 FUS=[YR=2008]                  |  |  |  |  |  |  |  |  |  |  |  |
| S24E24FOP=[YR=2008] S2E10N6W10S4\$ N4 E10S4E14N24W48\$ W15S25\$. |  |  |  |  |  |  |  |  |  |  |  |