



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 80  |
| Exterior Wall            | 17 | CB STUCCO 20   |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 15 | HARDTILE 30    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

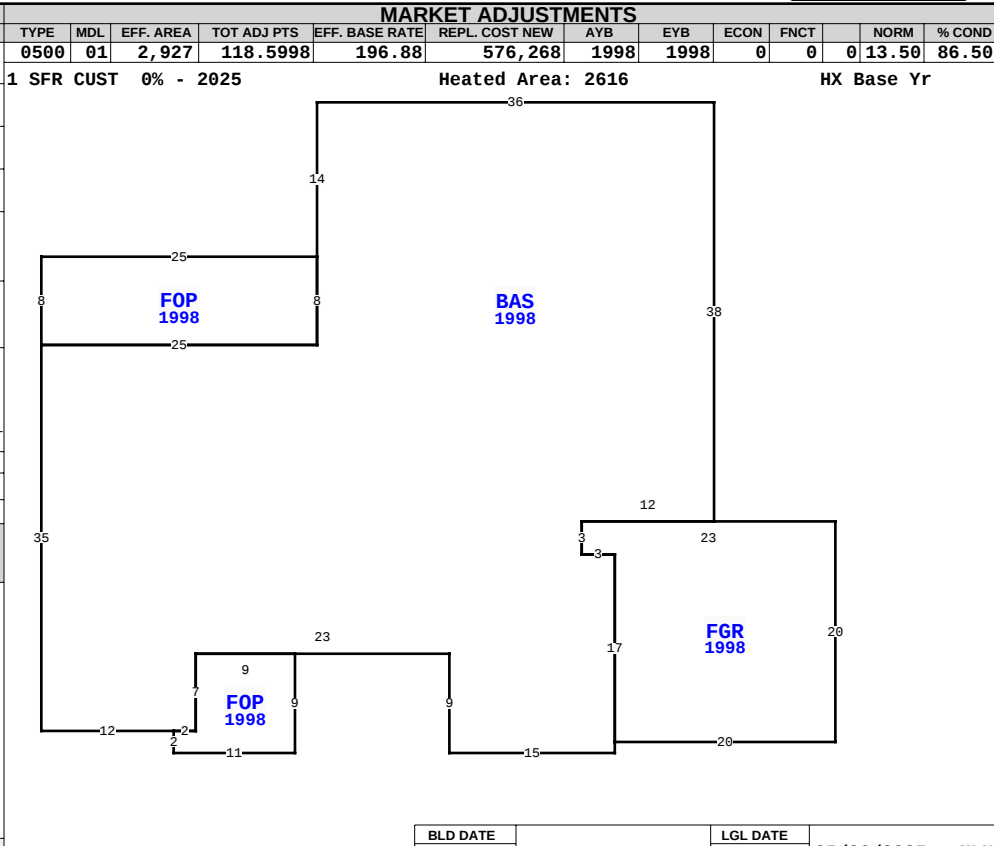
|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1080.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,616            | 100         | 1998 | 2,616        | 445,508              |
| FGR       | 409              | 55          | 1998 | 225          | 38,318               |
| FOP       | 85               | 30          | 1998 | 26           | 4,428                |
| FOP       | 200              | 30          | 1998 | 60           | 10,218               |
| TOTALS    | 3,310            |             |      | 2,927        | 498,472              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0 | 0 | 1.00   | UT | 3,500.00 |
| 2              | 0910       | SCRN RM L   | 0   | 0   | 0 | 0 | 346.00 | SF | 15.00    |
| 8              | 1242       | WD DECK A   | 0   | 0   | 4 | 4 | 16.00  | SF | 11.00    |
| 9              | 1242       | WD DECK A   | 0   | 0   | 4 | 6 | 24.00  | SF | 10.00    |
| 10             | 0819       | CONC 12"    | 0   | 0   | 0 | 0 | 84.00  | SF | 9.50     |

| 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        |



|                                        |          |  |           |            |
|----------------------------------------|----------|--|-----------|------------|
| 2730 N OCEAN OAKS DR, FERNANDINA BEACH | BLD DATE |  | LGL DATE  |            |
|                                        | XF DATE  |  | LAND DATE | 05/06/2025 |
|                                        | INC DATE |  | AG DATE   | MLU        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 498,472     |   |
| TOTAL MARKET OB/XF VALUE  |  | 4,461       |   |
| TOTAL LAND VALUE - MARKET |  | 300,000     |   |
| TOTAL MARKET VALUE        |  | 802,933     |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 802,933     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 802,933     |   |
| TOTAL JUST VALUE          |  | 802,933     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 791,118     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20111617   | H/AC        | 2,596   | 09/15/2011 |
| 20111046   | OTHER       | 800     | 06/24/2011 |
| 983729     | XFOB        | 8,800   | 05/14/1998 |
| 972437     | NEW CONSTR  | 137,000 | 12/31/1997 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2737/1485                      | 2/05/2024 | PR        | U   | I   | 19     |
| GRANTOR: KARTSONAS DIMITRI AS  |           |           |     |     |        |
| GRANTEE: STEBLER LARISSA TRU   |           |           |     |     |        |
| 1928/1711                      | 7/17/2014 | QC        | U   | I   | 11     |
| GRANTOR: HILL THOMAS & LARISSA |           |           |     |     |        |
| GRANTEE: STEBLER LARISSA       |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1998] S2 E11 N9 W9 S7 W2 \$ E2 N7 E23 S9 E15 N1 FGR=[YR=1998] E20 N20 W23 S3 E3 S17 \$ N17 W3 N3 E12 N38 \$ |  |