



| 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           | 13 | LVT/LAMMT 80   |
| Interior Floor           | 15 | HARDTILE 20    |
| 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       |

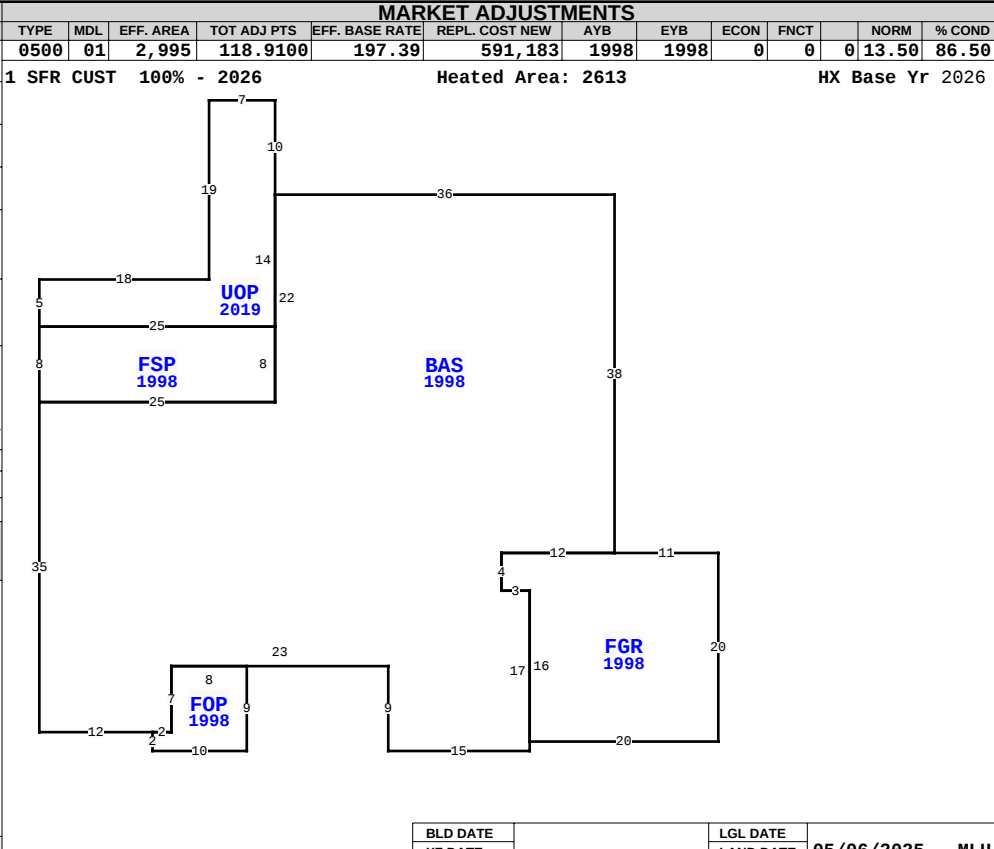
|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| 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       | 2,613            | 100         | 1998 | 2,613        | 446,150              |
| FGR       | 412              | 55          | 1998 | 227          | 38,759               |
| FOP       | 76               | 30          | 1998 | 23           | 3,927                |
| FSP       | 200              | 40          | 1998 | 80           | 13,659               |
| UOP       | 258              | 20          | 2019 | 52           | 8,878                |
| TOTALS    | 3,559            |             |      | 2,995        | 511,373              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |           |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R     | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00  | 3,500.00       |       |
| 2              | 0911       | SCRN RM A   | 0   | 100 | 25 | 24 | 600.00 | SF | 18.00     | 18.00          |       |
| 3              | 0860       | POOL/SPA    | 0   | 100 | 0  | 0  | 1.00   | UT | 50,000.00 | 50,000.00      |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | RES                  | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        | LT        |       |



|                                        |          |           |            |     |
|----------------------------------------|----------|-----------|------------|-----|
| 2768 N OCEAN OAKS DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/06/2025 | MLU |
|                                        | XF DATE  | LAND DATE |            |     |
|                                        | INC DATE | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 2              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 511,373     |   |
| TOTAL MARKET OB/XF VALUE  |           | 58,689      |   |
| TOTAL LAND VALUE - MARKET |           | 300,000     |   |
| TOTAL MARKET VALUE        |           | 870,062     |   |
| SOH/AGL Deduction         |           | 205,979     |   |
| ASSESSED VALUE            |           | 664,083     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411      |   |
| BASE TAXABLE VALUE        |           | 612,672     |   |
| TOTAL JUST VALUE          |           | 870,062     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 829,096     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20190309   | SWIM POOL   | 0       | 07/09/2019 |
| 20190210   | SCRNENCLOS  | 0       | 06/13/2019 |
| 20121311   | H/AC        | 4,031   | 07/03/2012 |
| 983153     | NEW CONSTR  | 129,000 | 02/10/1998 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2793/1196                      | 6/10/2025 | WD        | Q   | I   | 01     | 999,000    |
| GRANTOR: SMITH PATRICIA BLAND  |           |           |     |     |        |            |
| GRANTEE: MARANTO MEGHAN        |           |           |     |     |        |            |
| 2623/1842                      | 3/06/2023 | QC        | U   | I   | 11     | 100        |
| GRANTOR: JANNEY OLIVER M & PAT |           |           |     |     |        |            |
| GRANTEE: JANNEY PATRICIA       |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FGR=[YR=1998] W11 BAS=[YR=1998] N38 W36 UOP=[YR=2019] N10 W7 S19 W18 S5 FSP=[YR=1998] S8 E25 N8 W25\$ E25 N14\$ S22 W25 S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E23 S9 E15 N17 W3 N4 E12 \$ W12 S4 E3 S16 E20 N20 \$. |  |  |  |  |  |  |  |  |  |  |  |