



| BUILDING CHARACTERISTICS |                  |                  |                   |              |                      | MARKET ADJUSTMENTS              |                |                |          |                |           |         |                   |       |        | NASSAU COUNTY PROPERTY |       |  |  |  |  |  |                           |  |  |           |
|--------------------------|------------------|------------------|-------------------|--------------|----------------------|---------------------------------|----------------|----------------|----------|----------------|-----------|---------|-------------------|-------|--------|------------------------|-------|--|--|--|--|--|---------------------------|--|--|-----------|
| ELEMENT                  | CD               | CONSTRUCTION     | TYPE              | MDL          | EFF. AREA            | TOT ADJ PTS                     | EFF. BASE RATE | REPL. COST NEW | AYB      | EYB            | ECON      | FNCT    |                   | NORM  | % COND | PAGE 1 of 1 2          |       |  |  |  |  |  |                           |  |  |           |
| Exterior Wall            | 27               | PREFIN MTL 100   | 0900              | 01           | 1,389                | 148.3040                        | 206.14         | 286,328        | 1974     | 1990           | 0         | 0       | 0                 | 17.50 | 82.50  | VALUATION SUMMARY      |       |  |  |  |  |  |                           |  |  |           |
| Roof Structur            | 02               | SHED 100         | 1 SNGL FAM 0% - 0 |              |                      |                                 |                |                |          |                |           |         | Heated Area: 1339 |       |        |                        |       |  |  |  |  |  | VALUATION BY              |  |  | STANDARD  |
| Roof Cover               | 12               | MODULAR MT 100   |                   |              |                      |                                 |                |                |          |                |           |         | HX Base Yr        |       |        |                        |       |  |  |  |  |  | Tax Group: 2              |  |  | Tax Dist: |
| Interior Wall            | 06               | CUST PANEL 100   |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | BUILDING MARKET VALUE     |  |  | 236,221   |
| Interior Floop           | 12               | HARDWOOD 100     |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | TOTAL MARKET OB/XF VALUE  |  |  | 4,712     |
| Air Condition            | 03               | CENTRAL 100      |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | TOTAL LAND VALUE - MARKET |  |  | 466,000   |
| Heating Type             | 04               | AIR DUCTED 100   |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | TOTAL MARKET VALUE        |  |  | 706,933   |
| Bedrooms                 |                  | 3 100            |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | SOH/AGL Deduction         |  |  | 330,498   |
| Bathrooms                |                  | 2 100            |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | ASSESSED VALUE            |  |  | 376,435   |
| Frame                    | 02               | WOOD FRAME 100   |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | TOTAL EXEMPTION VALUE     |  |  | 0         |
| Stories                  | 1.5              | 1.5 100          |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | BASE TAXABLE VALUE        |  |  | 376,435   |
| Units                    |                  | 0 100            |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | TOTAL JUST VALUE          |  |  | 706,933   |
| BUD8 Adjustme            | 02               | DIST FB 100      |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | NCON VALUE                |  |  | 0         |
| Occupancy                | 00               | NONE 100         |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | INCOME VALUE              |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  | PREVIOUS YEAR MKT VALUE   |  |  | 591,687   |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| Quality                  | 06               | Quality Level 06 |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| DOR CODE                 | 0100             | SINGLE FAMILY    |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| MAP NUM                  |                  | MKT AREA         |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| NEIGHBORHOOD/LOC         |                  | 1003.00          |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR              | TOT ADJ AREA | SUBAREA MARKET VALUE |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| BAL                      | 247              | 15               | 1994              | 37           | 6,292                |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| BAS                      | 793              | 100              | 1993              | 793          | 134,862              |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| FOP                      | 32               | 30               | 1993              | 10           | 1,700                |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| FUS                      | 546              | 100              | 1993              | 546          | 92,855               |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| UOP                      | 15               | 20               | 1993              | 3            | 510                  |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| TOTALS                   | 1,633            |                  |                   | 1,389        | 236,221              |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| EXTRA FEATURES           |                  |                  |                   |              |                      | 816 LADIES ST, FERNANDINA BEACH |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
| 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 |  |  |  |  |  |                           |  |  |           |
| 1                        | 0504             | FP-ELECTRI       | 0                 | 0            | 0                    | 0                               | 1.00           | UT             | 2,000.00 | 2,000.00       | 100       | 1974    | 1974              | 3     | 31.6   | 632                    |       |  |  |  |  |  |                           |  |  |           |
| 2                        | 0510             | GARAGE WD-       | 0                 | 0            | 24                   | 24                              | 576.00         | SF             | 35.00    | 35.00          | 100       | 1975    | 1975              | 3     | 20     | 4,032                  |       |  |  |  |  |  |                           |  |  |           |
| 3                        | 1242             | WD DECK A        | 0                 | 0            | 8                    | 3                               | 24.00          | SF             | 10.00    | 10.00          | 100       | 1974    | 1974              | 3     | 20     | 48                     |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |
|                          |                  |                  |                   |              |                      |                                 |                |                |          |                |           |         |                   |       |        |                        |       |  |  |  |  |  |                           |  |  |           |