

LOT 55  
IN OR 1992/991  
PARKWAY NORTH PB 5/263

GINN FAMILY TRUST/GINN JOHN D TRUSTEE  
4441 BEAN ST  
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0055-0000



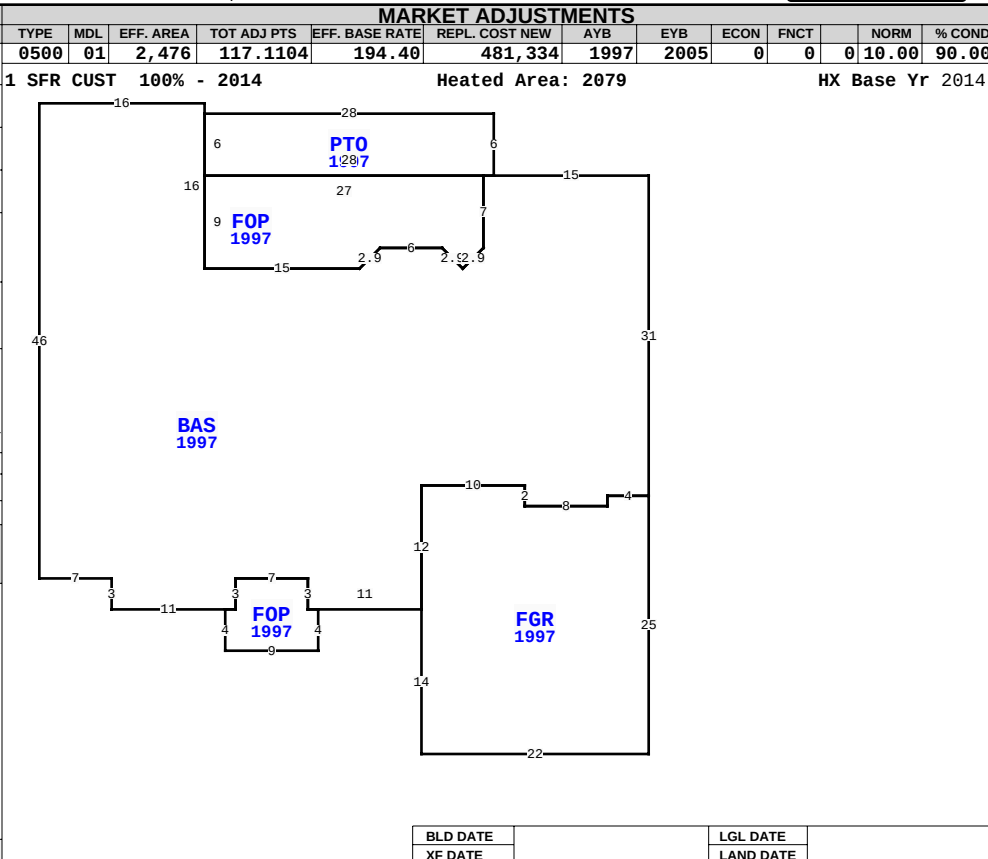
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| 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 | 1072.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,079            | 100         | 1997 | 2,079        | 363,742              |
| FGR       | 552              | 55          | 1997 | 304          | 53,188               |
| FOP       | 57               | 30          | 1997 | 17           | 2,975                |
| FOP       | 225              | 30          | 1997 | 68           | 11,897               |
| PTO       | 168              | 5           | 1997 | 8            | 1,400                |
| TOTALS    | 3,081            |             |      | 2,476        | 433,201              |

| EXTRA FEATURES |            |             |     |     |    |   |        |    |          |
|----------------|------------|-------------|-----|-----|----|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0 | 1.00   | UT | 3,500.00 |
| 4              | 0911       | SCRN RM A   | 0   | 100 | 28 | 4 | 112.00 | SF | 18.00    |
| 5              | 1126       | CB/STC 8"   | 0   | 100 | 0  | 0 | 126.00 | SF | 8.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | RES POND             | 100 |     | R1-G     | 0.00  | 0.00  | 1.00        |



|                                |          |           |
|--------------------------------|----------|-----------|
| 4441 BEAN ST, FERNANDINA BEACH | BLD DATE | LGL DATE  |
|                                | XF DATE  | LAND DATE |
|                                | INC DATE | AG DATE   |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 3,824       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |              |  |               |
|---------------------------|--------------|--|---------------|
| VALUATION SUMMARY         |              |  | PAGE 1 of 1 2 |
| VALUATION BY              | STANDARD     |  |               |
| Tax Group: 2              | Tax Dist:    |  |               |
| BUILDING MARKET VALUE     | 433,201      |  |               |
| TOTAL MARKET OB/XF VALUE  | 3,824        |  |               |
| TOTAL LAND VALUE - MARKET | 210,000      |  |               |
| TOTAL MARKET VALUE        | 647,025      |  |               |
| SOH/AGL Deduction         | 287,221      |  |               |
| ASSESSED VALUE            | 359,804      |  |               |
| TOTAL EXEMPTION VALUE     | HX HB 51,411 |  |               |
| BASE TAXABLE VALUE        | 308,393      |  |               |
| TOTAL JUST VALUE          | 647,025      |  |               |
| NCON VALUE                | 0            |  |               |
| INCOME VALUE              |              |  |               |
| PREVIOUS YEAR MKT VALUE   | 632,948      |  |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20131252   | REMBATH     | 42,000  | 06/05/2013 |
| B9610087   | NEW CONSTR  | 123,504 | 10/16/1996 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1992/0991                      | 7/17/2015 | QC        | U   | I   | 11     |
| GRANTOR: GINN JOHN D & SALLY G |           |           |     |     |        |
| GRANTEE: GINN FAMILY TRUST     |           |           |     |     |        |
| 1809/1893                      | 8/27/2012 | WD        | Q   | I   | 02     |
| GRANTOR: FOURNIL JEAN-PIERRE & |           |           |     |     |        |
| GRANTEE: GINN JOHN D & SALLY   |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1997] W15 PTO=[YR=1997] N6 W28 S6 FOP=[YR=1997] S9 E15 U2 R2 E6 D2 R2 U2 R2 N7 W27\$ E28\$ W1 S7 L2 D2 L2 U2 W6 D2 L2 W15 N16 W16 S46 E7 S3E11 FOP=[YR=1997] S4 E9 N4 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E11 FGR=[YR=1997] S14 E22 N25 W4 S1 W8 N2 W10 S12\$ N12 E10 S2 E8 N1 E4 N31\$. |  |  |  |  |  |  |  |  |  |