

**2621 GREGOR MCGREGOR LLC**  
1557 GEDDES LANE  
FERNANDINA BEACH, FL 32034

**00-00-31-1640-000A-0060**

| BUILDING CHARACTERISTICS |  |                  |  |                  |  |         |  |              |  | MARKET ADJUSTMENTS   |  |             |  |                |  |                   |  |           |  | NASSAU COUNTY PROPERTY |  |             |  |      |  |        |  |                 |  | PAGE 1 of 1       |  |                           |  |  |  |  |  |  |  |  |  |
|--------------------------|--|------------------|--|------------------|--|---------|--|--------------|--|----------------------|--|-------------|--|----------------|--|-------------------|--|-----------|--|------------------------|--|-------------|--|------|--|--------|--|-----------------|--|-------------------|--|---------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |  | CD               |  | CONSTRUCTION     |  | TYPE    |  | MDL          |  | EFF. AREA            |  | TOT ADJ PTS |  | EFF. BASE RATE |  | REPL. COST NEW    |  | AYB       |  | EYB                    |  | ECON        |  | FNCT |  | NORM   |  | % COND          |  | VALUATION SUMMARY |  |                           |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |  | 17               |  | CB STUCCO 100    |  | 0100    |  | 01           |  | 1,543                |  | 115.7700    |  | 121.56         |  | 187,567           |  | 1969      |  | 1969                   |  | 0           |  | 0    |  | 28.00  |  | 72.00           |  | VALUATION BY      |  |                           |  |  |  |  |  |  |  |  |  |
| Roof Structur            |  | 03               |  | GABLE/HIP 100    |  | 1       |  | SINGLE FAM   |  | 0%                   |  | - 2025      |  |                |  | Heated Area: 1316 |  |           |  | HX Base Yr             |  |             |  |      |  |        |  |                 |  | STANDARD          |  |                           |  |  |  |  |  |  |  |  |  |
| Roof Cover               |  | 03               |  | COMP SHNGL 100   |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | Tax Group: 2              |  |  |  |  |  |  |  |  |  |
| Interior Wall            |  | 05               |  | DRYWALL 100      |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| Interior Floo            |  | 12               |  | HARDWOOD 50      |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| Interior Floo            |  | 14               |  | CARPET 50        |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| Air Condition            |  | 03               |  | CENTRAL 100      |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| Heating Type             |  | 04               |  | AIR DUCTED 100   |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |  |                  |  | 3 100            |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| Bathrooms                |  |                  |  | 2 100            |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| Frame                    |  | 03               |  | MASONRY 100      |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| Stories                  |  | 1.               |  | 1. 100           |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| Units                    |  | 0                |  | 0 100            |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            |  | 02               |  | DIST FB 100      |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | NCON VALUE                |  |  |  |  |  |  |  |  |  |
| Occupancy                |  | 00               |  | NONE 100         |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | INCOME VALUE              |  |  |  |  |  |  |  |  |  |
| Quality                  |  | 03               |  | Quality Level 03 |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |  | 0100             |  | SINGLE FAMILY    |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |  |                  |  | MKT AREA         |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |  | 1083.00          |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
| AREA TYPE                |  | TOTAL GROSS AREA |  | PCT OF BASE      |  | YEAR    |  | TOT ADJ AREA |  | SUBAREA MARKET VALUE |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
| BAS                      |  | 1,316            |  | 100              |  | 1993    |  | 1,316        |  | 115,181              |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
| FGR                      |  | 252              |  | 55               |  | 1993    |  | 139          |  | 12,166               |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
| FOP                      |  | 98               |  | 30               |  | 1993    |  | 29           |  | 2,538                |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
| FST                      |  | 108              |  | 55               |  | 1993    |  | 59           |  | 5,164                |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
| TOTALS                   |  | 1,774            |  |                  |  |         |  | 1,543        |  | 135,048              |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
| 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             |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |
|                          |  |                  |  |                  |  |         |  |              |  |                      |  |             |  |                |  |                   |  |           |  |                        |  |             |  |      |  |        |  |                 |  |                   |  |                           |  |  |  |  |  |  |  |  |  |