



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 80  |
| Exterior Wall            | 23  | REINF CONC 20  |
| Roof Structur            | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 12  | HARDWOOD 60    |
| Interior Floo            | 14  | CARPET 40      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 3   | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| 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 |  |          |    |

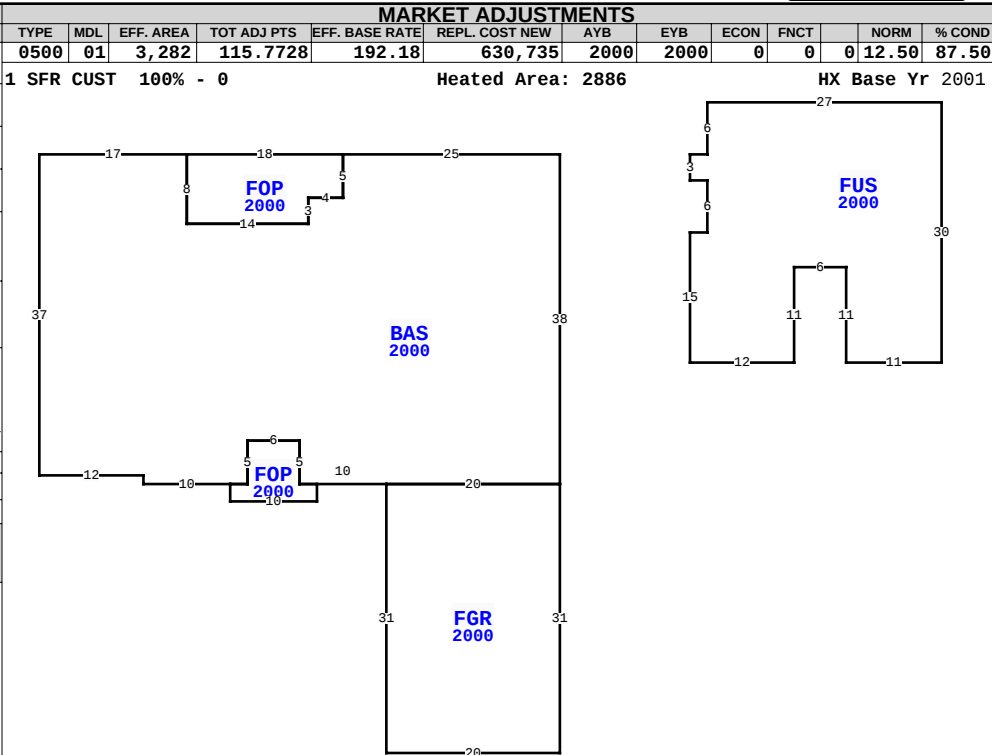
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,106            | 100         | 2000 | 2,106        | 354,140              |
| FGR       | 620              | 55          | 2000 | 341          | 57,341               |
| FOP       | 50               | 30          | 2000 | 15           | 2,523                |
| FOP       | 132              | 30          | 2000 | 40           | 6,726                |
| FUS       | 780              | 100         | 2000 | 780          | 131,163              |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,688 |  |  | 3,282 | 551,893 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |       |    |        |                |           |         |
|----------------|------------|-------------|---------|-----|---|-------|----|--------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 2              | 0819       | CONC 12"    | 0       | 100 | 1 | 10    |    | 10.00  | SF 9.50        | 100       | 2000    |
| 3              | 1242       | WD DECK A   | 0       | 100 | 4 | 7     |    | 28.00  | SF 10.00       | 100       | 2000    |
| 4              | 1242       | WD DECK A   | 0       | 100 | 4 | 7     |    | 28.00  | SF 10.00       | 100       | 2000    |
| 5              | 0860       | POOL/SPA    | 0       | 100 | 0 | 0     |    | 1.00   | UT 50,000.00   | 100       | 2000    |
| 8              | 0910       | SCRN RM L   | 0       | 100 | 0 | 0     |    | 881.00 | SF 15.00       | 100       | 2000    |

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

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|



|                                        |          |           |            |     |
|----------------------------------------|----------|-----------|------------|-----|
| 2738 JEAN LAFITTE DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/06/2025 | MLU |
|                                        | XF DATE  | LAND DATE |            |     |
|                                        | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 45,326      |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 45,326      |  |  |  |  |  |  |  |  |  |  |  |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 300,000 | Market: 0 | Agricultural: 0 | Common: 300,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 551,893   |  |
| TOTAL MARKET OB/XF VALUE  |  | 45,326    |  |
| TOTAL LAND VALUE - MARKET |  | 300,000   |  |
| TOTAL MARKET VALUE        |  | 897,219   |  |
| SOH/AGL Deduction         |  | 469,228   |  |
| ASSESSED VALUE            |  | 427,991   |  |
| TOTAL EXEMPTION VALUE     |  | 51,411    |  |
| BASE TAXABLE VALUE        |  | 376,580   |  |
| TOTAL JUST VALUE          |  | 897,219   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 849,851   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20100791   | H/AC        | 5,100   | 05/12/2010 |
| 2003479    | XFOB        | 6,109   | 07/16/2000 |
| 2002990    | SWIM POOL   | 20,900  | 05/01/2000 |
| 991544     | NEW CONSTR  | 183,500 | 11/09/1999 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 2707/526                       | 3/08/2024 | SW        | U     | I     | 11     |
| GRANTOR: MUELLER JEAN ANN REVO |           |           |       |       |        |
| GRANTEE: MUELLER STEVEN MCDI   |           |           |       |       |        |
| 1622/0193                      | 5/28/2009 | WD        | U     | I     | 30     |
| GRANTOR: MUELLER STEVE & JEAN  |           |           |       |       |        |
| GRANTEE: MUELLER JEAN ANN &    |           |           |       |       |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2000] W25 FOP=[YR=2000] W18 S8 E14 N3 E4 N5 \$ S5 W4 S3 W14 N8 W17 S37 E12 S1 E10 FOP=[YR=2000] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E10 FGR=[YR=2000] S31 E20 N31 W20 \$ E20 N38 \$ PTR= E15 FUS=[YR=2000] E2 N6 E27 S30 W11 N11 W6 S11 W12 N15 E2 N6 W2 N3 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |