



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 80  |
| Roof Cover               | 12 | MODULAR MT 20  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 12 | HARDWOOD 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            |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1005.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,580            | 100         | 1993 | 1,580        | 201,678              |
| BAS       | 153              | 100         | 1994 | 153          | 19,530               |
| BAS       | 88               | 100         | 2009 | 88           | 11,232               |
| FGR       | 600              | 55          | 1993 | 330          | 42,123               |
| FOP       | 528              | 30          | 2009 | 158          | 20,168               |
| SFB       | 600              | 80          | 1994 | 480          | 61,269               |
| STR       | 8                | 10          | 2009 | 1            | 128                  |
| TOTALS    | 3,557            |             |      | 2,790        | 356,127              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |
| 1              | 0500       | FP-PRE FAB  |
| 2              | 1242       | WD DECK A   |
| 4              | 0860       | POOL/SPA    |

| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0900                                             | 01  | 2,790     | 104.3520    | 145.05         | 404,690        | 1900 | 2000 | 0    | 0    | 12.00 | 88.00  |
| 1 SNGL FAM 100% - 0 Heated Area: 2301 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |
|                                                  |     |           |             |                |                |      |      |      |      |       |        |
| 116 S 4TH ST, FERNANDINA BEACH                   |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE<br>XF DATE<br>INC DATE                  |     |           |             |                |                |      |      |      |      |       |        |
| LGL DATE<br>LAND DATE<br>AG DATE                 |     |           |             |                |                |      |      |      |      |       |        |
| 05/05/2026 MLU                                   |     |           |             |                |                |      |      |      |      |       |        |

| 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   | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 0     | 1.00  | UT    | 3,500.00       | 100       | 1980    | 1980        | 3  | 42     | 1,470           |       |
| 2   | 1242       | WD DECK A   | 0       | 100 | 4 | 5     | 20.00 | SF    | 10.00          | 100       | 1994    | 1994        | 3  | 20     | 40              |       |
| 4   | 0860       | POOL/SPA    | 0       | 100 | 0 | 0     | 1.00  | UT    | 50,000.00      | 100       | 1999    | 1999        | 04 | 85     | 42,500          |       |

| LAND DESCRIPTION |          |            |                      |     |      |                   |       |        |                           | TOTAL OB/XF |     |           |        |         |                 |                | 44,010 |  |  |
|------------------|----------|------------|----------------------|-----|------|-------------------|-------|--------|---------------------------|-------------|-----|-----------|--------|---------|-----------------|----------------|--------|--|--|
| L N              | USE CODE | CLS        | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE          | FRONT | DEPTH  | TOT LND UTS               | UNIT TYPE   | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE | L VA   |  |  |
| 1                | 000100   | C          | RES                  | 100 | 0006 | R-2               | 75.00 | 100.00 | 75.00                     | FF          |     | 1.00      | 1.00   | 1.00    | 5,500.00        | 5,500.00       | 4      |  |  |
|                  |          |            |                      |     |      |                   |       |        |                           |             |     |           |        |         |                 |                |        |  |  |
|                  |          |            |                      |     |      |                   |       |        |                           |             |     |           |        |         |                 |                |        |  |  |
|                  |          |            |                      |     |      |                   |       |        |                           |             |     |           |        |         |                 |                |        |  |  |
|                  |          |            |                      |     |      |                   |       |        |                           |             |     |           |        |         |                 |                |        |  |  |
|                  |          |            |                      |     |      |                   |       |        |                           |             |     |           |        |         |                 |                |        |  |  |
|                  |          |            |                      |     |      |                   |       |        |                           |             |     |           |        |         |                 |                |        |  |  |
| REVIEW DATE      |          | 01/01/2023 |                      | BY  | CD   | Total Acres: 0.00 |       |        | Total Land Value: 412,500 |             |     | Market: 0 |        |         | Agricultural: 0 |                |        |  |  |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 2         |
|---------------------------|--|--------------|--|-------------|-----------|
| VALUATION SUMMARY         |  |              |  | STANDARD    |           |
| VALUATION BY              |  | Tax Group: 2 |  |             | Tax Dist: |
| BUILDING MARKET VALUE     |  | 356,127      |  |             |           |
| TOTAL MARKET OB/XF VALUE  |  | 44,010       |  |             |           |
| TOTAL LAND VALUE - MARKET |  | 412,500      |  |             |           |
| TOTAL MARKET VALUE        |  | 812,637      |  |             |           |
| SOH/AGL Deduction         |  | 642,244      |  |             |           |
| ASSESSED VALUE            |  | 170,393      |  |             |           |
| TOTAL EXEMPTION VALUE     |  | 51,411       |  |             | HX HB     |
| BASE TAXABLE VALUE        |  | 118,982      |  |             |           |
| TOTAL JUST VALUE          |  | 812,637      |  |             |           |
| NCON VALUE                |  | 0            |  |             |           |
| INCOME VALUE              |  |              |  |             |           |
| PREVIOUS YEAR MKT VALUE   |  | 712,632      |  |             |           |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 20090188   | METAL ROOF        | 2,200  | 02/11/2009 |
| 20090190   | ELEC FOR REMODEL  | 1,100  | 02/11/2009 |
| 20090148   | MOVE DUCTWORK     | 10,000 | 02/03/2009 |
| Q0081762   | 200 AMP SERVICE   | 1,200  | 12/03/2008 |
| 20081638   | H/AC              | 4,500  | 10/29/2008 |
| 20081349   | ENCLOSE & ADD POR | 20,000 | 09/03/2008 |

| SALES DATA                  |           |           |     |     |        |            |  |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0608/0603                   | 9/25/1990 | WD        | Q   | I   |        | 62,500     |  |
| GRANTOR: GASS SUNHEE P      |           |           |     |     |        |            |  |
| GRANTEE: CASCONE JOHN & J K |           |           |     |     |        |            |  |
| 0602/1280                   | 7/25/1990 | QC        | U   | I   | 07     | 100        |  |
| GRANTOR: GASS CHARLES & S P |           |           |     |     |        |            |  |
| GRANTEE: GASS SUNHEE P      |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W15 BAS=[YR=1994] N9 W9 FGR=[YR=1993] N20 W30 S20 E30 \$ W8 S9 E17 \$ W21 S53 FOP=[YR=2009] S8E36 N27 STR=[YR=2009] E2N4W2S4\$ N11W8S30 W28\$E20 BAS=[YR=2009] E8 N11 W8 S11 \$ N11 E8 N19 E8 N23 \$ PTR= N10 SFB=[YR=1994] E30 N20W30 S20 \$ S10\$. |  |  |  |  |  |  |  |  |  |  |  |