



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 80     |
| Interior Wall            | 06 | CUST PANEL 20  |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 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       | 1,253            | 100         | 1993 | 1,253        | 167,677              |
| FSP       | 112              | 40          | 1993 | 45           | 6,022                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,365 |  |  | 1,298 | 173,699 |
|--------|-------|--|--|-------|---------|

| 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  | 2.00   | UT | 3,500.00 |
| 3              | 0510       | GARAGE WD-  | 0   | 100 | 18 | 18 | 324.00 | SF | 35.00    |
| 5              | 0819       | CONC 12"    | 0   | 100 | 4  | 7  | 28.00  | SF | 9.50     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0003 | R-2      | 50.00 | 100.00 | 50.00       |

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

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |   |       |        |  |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0900                                             | 01  | 1,298     | 114.6080    | 159.31         | 206,784        | 1922 | 1990 |      | 0    | 0 | 16.00 | 84.00  |  |
| 1 SNGL FAM 100% - 0 Heated Area: 1253 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 118 S 6TH ST, FERNANDINA BEACH                   |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                                |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|--------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|------------|-----|
| 118 S 6TH ST, FERNANDINA BEACH |    |          |                | BLD DATE  |         |             |   |        |                 | LGL DATE  |  | 05/05/2026 | MLU |
|                                |    |          |                | XF DATE   |         |             |   |        |                 | LAND DATE |  |            |     |
|                                |    |          |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |            |     |
| UNITS                          | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |            |     |
| 2.00                           | UT | 3,500.00 | 3,500.00       | 100       | 1922    | 1922        | 3 | 20     | 1,400           |           |  |            |     |
| 324.00                         | SF | 35.00    | 35.00          | 100       | 1990    | 1990        | 3 | 20     | 2,268           |           |  |            |     |
| 28.00                          | SF | 9.50     | 9.50           | 100       | 1922    | 1922        | 3 | 20     | 53              |           |  |            |     |
|                                |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                                |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                                |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                                |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                                |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                                |    |          |                |           |         |             |   |        |                 |           |  |            |     |

| TOTAL OB/XF |          |     |                      |     |      |          |       |        |             | 3,721     |     |           |        |         |            |                |            |                             |      |
|-------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| 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 | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| 1           | 000100   | C   | RES                  | 100 | 0003 | R-2      | 50.00 | 100.00 | 50.00       | FF        |     | 1.00      | 1.00   | 1.00    | 5,500.00   | 5,500.00       | 275,000    |                             |      |

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 275,000 | Market: | 0 | Agricultural: | 0 | Common: | 275,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 173,699     |        |
| TOTAL MARKET OB/XF VALUE  |  | 3,721       |        |
| TOTAL LAND VALUE - MARKET |  | 275,000     |        |
| TOTAL MARKET VALUE        |  | 452,420     |        |
| SOH/AGL Deduction         |  | 388,812     |        |
| ASSESSED VALUE            |  | 63,608      |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 38,608 |
| BASE TAXABLE VALUE        |  | 25,000      |        |
| TOTAL JUST VALUE          |  | 452,420     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 408,019     |        |

| PERMIT NUM | DESCRIPTION    | AMT   | ISSUED     |
|------------|----------------|-------|------------|
| 991012     | REMODEL GARAGE | 5,000 | 08/10/1999 |
| 10095      | REPAIR/RRF     | 4,205 | 10/21/1996 |

| SALES DATA        |           |           |     |     |        |            |  |
|-------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0334/0044         | 4/01/1981 | WD        | Q   | I   |        | 23,000     |  |
| GRANTOR:          |           |           |     |     |        |            |  |
| GRANTEE:          |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                            |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W7 N5 W21 S50 E14 FSP=[YR=1993] E14 N8 W14 S8 \$ N8 E14 N37 \$ . |  |  |  |  |  |  |  |  |  |