



| BUILDING CHARACTERISTICS |                  |                |                                |              |                      |             |                |                |                | MARKET ADJUSTMENTS |         |             |                   |        |                 |       |  |  |  | NASSAU COUNTY PROPERTY |  |  |                 |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|----------------|--------------------------------|--------------|----------------------|-------------|----------------|----------------|----------------|--------------------|---------|-------------|-------------------|--------|-----------------|-------|--|--|--|------------------------|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |                |                                |              |                      |             |                |                |                | VALUATION SUMMARY  |         |             |                   |        |                 |       |  |  |  | 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          |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 10               | ABOVE AVG 70   | 0320                           | 22           | 2,606                | 306.4814    | 321.81         | 838,637        | 2019           | 2019               | 15      | 0           | 0                 | 3.10   | 81.90           |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 20               | FACE BRICK 30  | 1 TOWNHOUSE 100% - 2024        |              |                      |             |                |                |                |                    |         |             | Heated Area: 2084 |        |                 |       |  |  |  |                        |  |  | HX Base Yr 2024 |  |  |  |  |  |  |  |  |  |
| Roof Structure           | 01               | FLAT 100       |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 04               | BUILT-UP 100   |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 12               | HARDWOOD 70    |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 14               | CARPET 30      |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 3 100          |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 2.5 100        |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Frame                    | 03               | MASONRY 100    |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Stories                  | 2.               | 2. 100         |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0 100          |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  |                | 01 Quality Level 01            |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  |                | 0100 SINGLE FAMILY             |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA                       |              |                      | 01          |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |                | 1010.0400                      |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                           | TOT ADJ AREA | SUBAREA MARKET VALUE |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 824              | 100            | 2019                           | 824          | 217,175              |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| FGR                      | 486              | 55             | 2019                           | 267          | 70,371               |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 10               | 30             | 2019                           | 3            | 790                  |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| FUS                      | 1,260            | 100            | 2019                           | 1,260        | 332,089              |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| STP                      | 16               | 10             | 2019                           | 2            | 527                  |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| STR                      | 60               | 10             | 2019                           | 6            | 1,581                |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| UOP                      | 1,220            | 20             | 2019                           | 244          | 64,310               |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |                | 3,876                          |              |                      | 2,606       | 686,844        |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                | 217 BEECH ST, FERNANDINA BEACH |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| 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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|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                |              |                      |             |                |                |                |                    |         |             |                   |        |                 |       |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |