

**GIEDRYS NORA**  
208 BEECH ST  
FERNANDINA BEACH, FL 32034

**00-00-31-1800-0273-0010**

| BUILDING CHARACTERISTICS            |                  |                   |                      |              |                                |          |        |        |                | MARKET ADJUSTMENTS                      |         |             |             |                |                                               |                |            |                             |      | NASSAU COUNTY PROPERTY                    |       |                       |                   |        |  |  |  |  |  |  |  |  |
|-------------------------------------|------------------|-------------------|----------------------|--------------|--------------------------------|----------|--------|--------|----------------|-----------------------------------------|---------|-------------|-------------|----------------|-----------------------------------------------|----------------|------------|-----------------------------|------|-------------------------------------------|-------|-----------------------|-------------------|--------|--|--|--|--|--|--|--|--|
| CONSTRUCTION                        |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      | PAGE 1 of 2                               |       |                       |                   |        |  |  |  |  |  |  |  |  |
| ELEMENT                             | CD               |                   |                      |              |                                |          |        |        |                | TYPE                                    | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW                                | AYB            | EYB        | ECON                        | FNCT |                                           | NORM  | % COND                | VALUATION SUMMARY |        |  |  |  |  |  |  |  |  |
| Exterior Wall                       | 25               | MOD METAL 60      |                      |              |                                |          |        |        |                | 4101                                    | 06      | 5,774       | 87.4344     | 49.40          | 285,236                                       | 1972           | 1972       | 0                           | 0    | 44.00                                     | 56.00 | VALUATION BY STANDARD |                   |        |  |  |  |  |  |  |  |  |
| Exterior Wall                       | 15               | CONC BLOCK 40     |                      |              |                                |          |        |        |                | 1 LGHT MANUF 0% - 2017                  |         |             |             |                |                                               |                |            |                             |      | Heated Area: 5688 HX Base Yr 2017         |       |                       |                   |        |  |  |  |  |  |  |  |  |
| RooF Structur                       | 10               | STEEL FRME 100    |                      |              |                                |          |        |        |                | <p>BAS<br/>1993</p> <p>CAN<br/>2020</p> |         |             |             |                |                                               |                |            |                             |      | Tax Group: 2 Tax Dist:                    |       |                       |                   |        |  |  |  |  |  |  |  |  |
| RooF Cover                          | 12               | MODULAR MT 60     |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      | BUILDING MARKET VALUE 250,389             |       |                       |                   |        |  |  |  |  |  |  |  |  |
| RooF Cover                          | 04               | BUILT-UP 40       |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      | TOTAL MARKET OB/XF VALUE 14,924           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| Interior Wall                       | 01               | MINIMUM 100       |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      | TOTAL LAND VALUE - MARKET 294,030         |       |                       |                   |        |  |  |  |  |  |  |  |  |
| Interior Floo                       | 03               | CONC FINSH 100    |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      | TOTAL MARKET VALUE 559,343                |       |                       |                   |        |  |  |  |  |  |  |  |  |
| Ceiling                             | 04               | NONE 100          |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      | SOH/AGL Deduction 129,186                 |       |                       |                   |        |  |  |  |  |  |  |  |  |
| Air Condition                       | 01               | NONE 100          |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      | ASSESSED VALUE 430,157                    |       |                       |                   |        |  |  |  |  |  |  |  |  |
| Heating Type                        | 01               | NONE 100          |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      | TOTAL EXEMPTION VALUE HX HB 41,989        |       |                       |                   |        |  |  |  |  |  |  |  |  |
| Plumbing                            | 01               | 3 100             |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      | BASE TAXABLE VALUE 388,168                |       |                       |                   |        |  |  |  |  |  |  |  |  |
| Frame Story Height                  | 05               | STEEL 100         |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      | TOTAL JUST VALUE 559,343                  |       |                       |                   |        |  |  |  |  |  |  |  |  |
| RMS                                 |                  | 14 100            |                      |              |                                |          |        |        |                | NCON VALUE 0                            |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| Stories Class                       | 1.               | 1. 100            |                      |              |                                |          |        |        |                | INCOME VALUE                            |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| Units                               | 00               | . 100             |                      |              |                                |          |        |        |                | PREVIOUS YEAR MKT VALUE 555,678         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                       | 02               | DIST FB 100       |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| Quantity                            | 00               | QNTTY OCCUR 00    |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| DOR CODE                            | 4100             | LIGHT MANUFACTURE |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| MAP NUM                             |                  | MKT AREA 01       |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                    | 1010.00          |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| AREA TYPE                           | TOTAL GROSS AREA | PCT OF BASE       | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE           |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| BAS                                 | 5,688            | 100               | 1993                 | 5,688        | 157,353                        |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| CAN                                 | 285              | 30                | 2020                 | 86           | 2,379                          |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| TOTALS                              | 5,973            |                   |                      | 5,774        | 159,732                        |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                      |                  |                   |                      |              | 208 BEECH ST, FERNANDINA BEACH |          |        |        |                |                                         |         |             |             |                | BLD DATE 07/27/2021 KK LGL DATE 07/27/2021 KK |                |            |                             |      | XF DATE 07/27/2021 INC DATE 07/27/2021 KK |       |                       |                   |        |  |  |  |  |  |  |  |  |
| 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                                   | 0424             | CL FNC 6'         | 0 100                | 0            | 0                              | 89.00    | LF     | 20.00  | 20.00          | 100                                     | 1987    | 1987        | 3           | 22             | 392                                           |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| 2                                   | 0812             | CONCRETE C        | 0 100                | 65           | 30                             | 1,950.00 | SF     | 4.00   | 4.00           | 100                                     | 1995    | 1995        | 3           | 66             | 5,148                                         |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| 3                                   | 0940             | SHEDS/PORT        | 0 100                | 12           | 12                             | 144.00   | SF     | 42.60  | 42.60          | 100                                     | 2002    | 2002        | 3           | 20             | 1,227                                         |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| 4                                   | 1242             | WD DECK A         | 0 100                | 0            | 0                              | 160.00   | SF     | 14.20  | 14.20          | 100                                     | 1994    | 1994        | 3           | 20             | 454                                           |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| 5                                   | 0350             | CARPORT WD        | 0 100                | 0            | 0                              | 160.00   | SF     | 8.58   | 8.58           | 100                                     | 2008    | 2008        | 3           | 27             | 371                                           |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| 6                                   | 0940             | SHEDS/PORT        | 0 100                | 12           | 12                             | 144.00   | SF     | 30.00  | 30.00          | 100                                     | 2008    | 2008        | 3           | 27             | 1,166                                         |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| 7                                   | 0940             | SHEDS/PORT        | 0 100                | 14           | 12                             | 168.00   | SF     | 30.00  | 30.00          | 100                                     | 2008    | 2008        | 3           | 27             | 1,361                                         |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| 8                                   | 0510             | GARAGE WD-        | 0 100                | 26           | 12                             | 312.00   | SF     | 35.00  | 35.00          | 100                                     | 2008    | 2008        | 3           | 44             | 4,805                                         |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION TOTAL OB/XF 14,924 |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
| L N                                 | USE CODE         | CLS               | LAND USE DESCRIPTION | CAP          | R D                            | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS    | UNIT TYPE                               | D T     | DPTH FACT   | % COND      | TOT ADJ        | UNIT PRICE                                    | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                                   | DECL  | FRZ                   | YR                | CONSRV |  |  |  |  |  |  |  |  |
| 1                                   | 004100           | C                 | LIGHT MFG.           | 0            | 0006                           | MU-1     | 100.00 | 125.00 | 13,068.00      | SF                                      |         | 1.00        | 1.00        | 0.50           | 45.00                                         | 22.50          | 294,030    |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |
|                                     |                  |                   |                      |              |                                |          |        |        |                |                                         |         |             |             |                |                                               |                |            |                             |      |                                           |       |                       |                   |        |  |  |  |  |  |  |  |  |

**GIEDRYS NORA**  
208 BEECH ST  
FERNANDINA BEACH, FL 32034

**00-00-31-1800-0273-0010**

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